



November 5, 2021

Mike Weisenborn
City of Lee Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Application #PL2021394, Dutch Bros, 500 NW Chipman Rd, Project #2109720

Dear Mr. Weisenborn,

Pursuant to your comments received November 4, 2021, please see below for the responses to your comments in **blue**.

Planning Review: Victoria Nelson

No Comments

Engineering Review: Loic Nguingiri

1. Leaders #5, #12, #18 and #25 are not easily visible in plan view of sheet C-100. Revise to make them more visible.

The plan sheet has been modified accordingly.

2. Add a couple of inlet protection leaders (IP) for the two (2) curb inlets to be protected, shown on both sheets C-400 and C-401.

The plan sheets have been modified accordingly.

3. In-flow line from CI 200 needs to be 0.2' minimum higher than the out-flow line, within MH 100.

Flowlines have been modified accordingly.

4. The asphalt pavement cross section shown on sheet C-601 is misleading. Please revise, or remove.

The cross section has been updated accordingly.

5. The City requires a 6"-thick minimum layer of granular bedding (aggregate fill) below the edge of utility pipe. Revise the trenching and backfill construction detail accordingly.

Detail has been modified as requested.

Fire Review: Jim Eden

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Informational Only

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Action required- The nearest hydrant was not shown on the Site or Utility Plans.

Per email with Mr. Eden on November 5, 2021, this comment does not apply and has been approved.

Traffic Review: Michael Park

No Comments

Building Code Review: Joe Frogge

No Comments

This should take care of the comments for this project. Thank you for your assistance, should you have any questions please contact us at your earliest convenience.

Sincerely,



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