



December 23, 2021

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220 SE Green Street, Lee's Summit, MO 64063

Project Location: 520 NW Chipman Rd, Lee's Summit, MO 64063
Project Number: Case 21-135

Bowman Consulting is in receipt of the comments dated December 02, 2021, issued by City of Lee's Summit for the Mo Bettahs restaurant at 520 NW Chipman Rd, Lee's Summit, MO 64063. Please see below for the responses to the comments:

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Fire Review

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.

Response: Comment noted. Thank you.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Action required- The drive aisle of the parking lot to the east shall be capable of carrying 75,000-pounds. Currently shown as standard asphalt.

Response: The eastern drive aisle has been revised to light duty concrete capable of supporting the required Fire apparatus per City of Lee's summit recommended pavement section.

Planning Review

1. Oil and Gas Wells. Please state on the plans whether there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.

Response: There are no active, inactive, or capped Oil and Gas Wells in the vicinity of the project site according to the DNR Well database. A note has been added to sheet C0.0 Cover sheet and C2.0 Site and Paving Plan.

2. Title. Please change the title Final Development Plan

Response: The cover sheet title has been updated to Final Development Plan. See sheet C0.0 Cover sheet.

3. Legal Description. Please label the legal description.

Response: The property Legal description has been included to sheet C0.0 Cover sheet.

4. Right of Way and Center Line. Please show and label the Row width and C/L for NW Chipman Rd

Response: The Right of Way and Center line have been labeled accordingly. See sheet C2.0 Site and Paving Plan.

5. Setbacks. Please show all building and parking setbacks.

Response: All building and parking setback lines and labels have been added accordingly. See sheet C2.0 Site and Paving Plan.

6. Trash enclosure. Please show the architectural characteristics for the trash enclosure. Refer to sec 8.180 Architectural Characteristics letter G.

Response: Trash enclosure detail sheet has been included with this resubmittal.

7. Trash enclosure concrete pad. The heavy-duty concrete pad that is required needs to extend 30' in front of the gates. Please refer to UDO Sec. 8.620 Parking lot design, letter C, under F. Improvement of Parking and Loading Areas.
Response: The trash enclosure heavy duty concrete pad has been revised to the required 30' length coverage from the front of the gates. See sheet C2.0 Site and Paving Plan.
8. Light Fixtures. Please submit the specs for the light fixtures for the pole lights. If you have any wall mounted lighting, please upload them too.
Response: Light Fixture information has been included with this resubmittal.
9. Mechanical equipment. Please show the location (dashed in) of the mechanical equipment on the building elevations and how it will be screened. Please refer to UDO Sec 8.180 Architectural Characteristics.
Response: Building elevations have been updated accordingly. Revised building elevations have been included with this resubmittal.
10. Monument and Wall Signs. Please upload the signage plans that you refer to on the plans.
Response: The monument and wall signage plan package are currently being designed and will be provided as soon as they are available.
11. Temporary Asphalt Curb. Please show a temporary asphalt curb on the plans across the drive stubs providing cross-access to the abutting lots to the east and west. The temporary asphalt curbs shall only be required to be installed if the abutting the lots remain undeveloped at the conclusion of the subject site's construction.
Response: A temporary Asphalt curb has been added to the western and eastern cross access drive stubs to be removed once the adjacent lots are developed. See sheet C2.0 Site and paving plan and C6.0 Construction detail (1 of 3).
12. Landscaping. The landscaping plan indicates that 0 street frontage trees are proposed to be planted along NW Chipman Rd due to the presence of utility easements. City ordinance does not grant staff the authority to waive any development ordinance requirement (e.g. landscaping) under any circumstances. Waiving of a development requirement requires the request to go through a public hearing process as part of a preliminary development plan application. Said process typically takes 3 months. To comply with ordinance requirements and to keep the plan approval at the staff level, it is suggested that the applicant work with the City's engineering staff to identify areas where 4 ornamental trees (as opposed to more substantial shade trees) could be planted along the NW Chipman Rd frontage.
Response: The landscape plan has been revised to include the trees along the NW Chipman Road frontage. See sheet LP-1.

13. Elevations Labels. The cardinal directions labeled on the elevations are incorrect for this site.
Response: Elevations labels have been updated accordingly. See Elevation plans included with this resubmittal.
14. Four-sided Architecture. City ordinance requires that architectural elements be extended to all four building sides to avoid the appearance of a back side devoid of architectural interest. Architectural elements are not extended onto the elevation labeled "East Elevation".
Response: Elevations labels have been updated accordingly. See Elevation plans included with this resubmittal.

Engineering Review

1. Mention "Final Development Plan" in the project name headline, instead of proposed construction plans.
Response: The cover sheet title has been updated to Final Development Plan. See sheet C0.0 Cover sheet.
2. The City of LS Water Utilities Department (816-969-1900) located at 1200 SE Hamblen Road is responsible for both the water distribution and the sanitary sewer systems.
Response: City of Lee's Summit water utilities dept. contact information has been updated accordingly for both water distribution and sanitary sewer system.
3. Show location of all oil/gas wells, or indicate none are present, and cite the source.
Response: There are no active, inactive, or capped Oil and Gas Wells in the vicinity of the project site according to the DNR Well database. A note has been added to sheet C0.0 Cover sheet and C2.0 Site and Paving Plan.
4. Add a general note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200". Make sure to also revise general site note 3 accordingly.
Response: General note has been added. See sheet C0.1 General notes – note 61.
5. Revise/combine general notes 19 and 20 to state that "all construction, including sanitary sewer and water infrastructure, shall be in accordance with the City of Lee's Summit's Design and Construction manual" at the time of plan approval.
Response: General note 19 and 20 have been revised. See sheet C0.1 General notes – note 19.
6. Revise general site note 4 to state that "The City of Lee's Summit shall be given at least a 48-hour notice prior to performing any inspection, site disturbance or utility work".

Response: General note 4 has been revised. See sheet C0.1 General notes – note 4.

7. Show on sheet C1.0 where the ESC-09 detail is intended to be used. Otherwise, remove from sheet C1.1, since non-applicable.

Response: ESC-09 Detail is not applicable for this project and has been removed.

8. Revise the sidewalk hatching shown in the legend to match the one shown in plan view, throughout the plans.

Response: Sidewalk hatching has been updated to match throughout plan set.

9. Include ADA-accessible ramp and parking designs and elevations that verify that the minimum slope requirements are being met. Although 2% cross-slope and 8.33% running slope are allowed, it is recommended that the sidewalks be designed to include construction tolerances. Design slopes of 1.5% and 7.5% are typical. Please note that during the inspection process, sidewalks that exceed the maximum allowable slopes at all will be rejected. There is no allowance given during construction.

Response: ADA-accessible ramps have been revised to include construction tolerance. See sheet

10. As shown in the ESC-03 detail, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.

Response: J-hook sections have been added to every 100' ft per detail ESC-03. See sheet C1.0 erosion control plan.

11. Revise the concrete and asphalt pavement configurations, shown on sheet C2.0, to meet the City's parking lot pavement requirements, found in Section 8.620 of the Unified Development Ordinance (UDO). The minimum thickness allowed for concrete course is 6" while the minimum thickness allowed for asphalt base course is 4". Geogrid installation or subgrade chemical stabilization is also required under the 6" aggregate course during asphalt pavement construction. Make sure to specify what type of concrete mix will be used during concrete pavement construction, as well.

Response: Pavement sections have been revised accordingly per City UDO requirements.

12. Pavement sections must meet UDO requirements unless the geotechnical report recommendations exceed those requirements.

Response: Pavement sections have been revised accordingly per City UDO requirements. A geotechnical report for the project has been included with this resubmittal.

13. Show the footprint or the area intended for the proposed northern 8N monument sign, on plan view of sheet C2.0. Remove the leader, if non-applicable.

Response: The monument signage plans are currently being designed and will be provided as soon as they are available. The design will ensure monument sign foundation does not encroach on any subsurface structures.

14. Specify on sheet C2.0 the type of curb and gutter associated with detail 8D, as shown in the GEN-4 construction standard detail.

Response: Curb and gutter sections have been revised according to GEN-4 construction standard detail. Key notes have been revised to 8D and 9D to show catch and spill curb types respectively.

15. On sheet C2.0, add a note reference for heavy duty asphalt paving. Label/show on plan view, as well. Or disregard this comment, if non-proposed or non-applicable.

Response: No heavy-duty asphalt paving is proposed.

16. Show/label a temporary curb across the connection to the western adjacent lot, on sheet C2.0. Include a detail for the temporary curb, as well.

Response: Response: A temporary Asphalt curb has been added to the western and eastern cross access drive stubs to be removed once the adjacent lots are developed. See sheet C2.0 Site and paving plan and C6.0 Construction detail (1 of 3).

17. On the grading plan sheet, shouldn't elevation 1006.90 (located near the northwest corner of the proposed building) point at the opposite side of the drive-through lane?

Response: Grading plan has been updated accordingly.

18. Label the unlabeled storm structure in plan view of the grading plan sheet.

Response: All storm structures have been labeled.

19. Revise the information shown on the proposed drainage area map sheet. Show drainage areas to each proposed storm structure and make sure that the calculations match.

Response: Drainage areas have been revised with respect to each storm water inlet.

20. For a 1.5" water meter, a 2" pipe shall be installed from the connection point up to past the water meter, then a reducer can be placed if needed along the domestic water service line. Whereas for a 1" water meter, a 1" pipe shall be installed, with an inverted reducer if needed further along. The City Project manager will reach out to the design engineer in order to share our take on the most efficient configuration of the water utility network for this development.

Response: The water line layout has been updated to include a 2" soft type copper service line from the connection location extending 10 ft beyond the water meter. A reducer is also proposed to downsize the service line from a 2" to 1-1/4" line for the remaining run to the proposed building. See sheet C5.0 Utility Plan.

21. Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well, between the water meter and the private customer.

Response: Water line layout has been revised accordingly. See sheet C5.0 Utility Plan.

22. The irrigation stub shall tie into the domestic water service line, only beyond the water meter. Otherwise, it shall directly connect to the public water main, via a separate water meter.

Response: The irrigation stub has been updated to include a separate irrigation meter. See sheet C5.0 Utility Plan.

23. Specify the pipe material for all utility lines to be constructed, as part of this development.

Response: All pipe material has been called out respectively. See sheet C5.0 Utility Plan.

24. Add/provide construction design plan(s) for the proposed private storm sewer system. A profile (view) is required for every utility pipe larger than 6" in diameter. Include the pipe and inlet calculations for the design storm and 100-year storm events (if different). Make sure to also detail how MH A.0 is intended to connect to the existing 36" private storm line.

Response: The storm sewer system has been updated to show the proposed connection to the existing 36" private storm line. A storm sewer profile sheet has also been added. See sheet C3.0 Grading and Drainage Plan and C3.1 Storm drain profiles. Both inlet and pipe sizing calculations have been included see sheet C4.1 Proposed Drainage area map

25. On sheet LP-1, a tree appears to be located on the edge of the drive-through lane. Revise the proposed location.

Response: The landscape plan has been revised accordingly. See sheet LP-1.

26. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Response: A Probable Construction Cost has been included with this resubmittal.

Building Codes Review

1. Irrigation stub must be on other side of meter or separately metered.

Response: The irrigation stub has been updated to include a separate irrigation meter. See sheet C5.0 Utility Plan.

2. Specify sanitary waste pipe material.

Response: Sanitary pipe material has been labeled accordingly.

3. Provide complete site lighting plan with all circuitry and light pole base detail.

Response: An updated site lighting plan has been included with this resubmittal.

If you have any questions or require additional information, please call me at (972) 497-2992, or send an email to kaddo@bowman.com.

Thank you,



Kofi Addo
Team Lead
Bowman