



January 25th 2022

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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.

Planning Review

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. The dashes that you have provided to show where the mechanical equipment will be appears not to be screened. Please show a parapet wall screening the equipment.

Response: The dashed lines are shown fully screened below the parapet. The dashed lines previously above the parapet are show the required clearance for the RTUs. These extra reference lines have been removed the attached elevations and the roof equipment locations behind the parapet have been shown darker for reference.

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. Please continue the brick down to the ground so that is matches the other corners of the building and adds more color to the side.

Response: The brick has been added to the North and West elevations.

Engineering Review

1. Revise "city engineer" within general site note 3, shown on sheet C2.0, with "a field inspector".

Response: General site note 3 has been revised accordingly.

2. Mention "performing any inspection, site disturbance or utility work" within general site note 4, shown on sheet C2.0.

Response: General site note 4 has been revised accordingly.

3. Make sure that the proposed legend shown on sheet C1.0 matches with the actual ESC purpose (of the sheet).

Response: Legend has been revised to show appropriate ESC information.

4. Show the proposed location of silt dikes in plan view or remove the "silt dikes" language shown within the construction sequence section on sheet C1.0.

Response: Silt dike line work has been added to the erosion control plan. See sheet C1.0.

5. In response to the following comment regarding the proposed monument sign located to the north: The design will ensure monument sign foundation does not encroach on any subsurface structures. Please show an approximate footprint of the monument sign on plan view, regardless. Monument signs can't be located within public easements and have to be at least 15' apart from public sanitary lines. The location can always be revised later on, if needed.

Response: Approximate footprint of monument sign has been added. Sign is located outside public easements and away from public sanitary lines.

6. Revise note 7N, shown on sheet C2.0, to mention "light duty asphalt paving". Also, make sure to revise the thickness of the light duty asphalt base course, shown within the cross-sectional view, to a 4" thick minimum.

Response: Note 7N has been revised accordingly. See sheet C2.0

7. Clearly show on sheet C2.0, the limits of curbs (and gutter) 8D and 9D.

Response: Curb limits for straight back and dry curb have been illustrated accordingly. See sheet C2.0 and proposed legend.

8. On sheet C3.1, label the storm structures (e.g. curb inlet A.2, grate inlet B.1) and indicate the cardinal directions of proposed and existing inflow and outflow lines. Set a 0.2' minimum flowline elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degrees. If the angle is equal or above 22.5 degrees, please set a 0.5' minimum flowline elevation drop. Make sure to list/provide all relevant information in accordance with the construction scope of work shown on sheet C4.1.

Response: Storm pipe network has been revised and labelled accordingly and redesigned to include a 0.5' flowline elevation drop for angles above 22.5 degrees. See sheet C3.1.

9. Revise the data and/or information shown on sheet C4.1, there appears to be drainage areas A-1 and B-1, open inlets A.2 and B.1.

Response: Drainage area information has been updated.

10. Show on the utility plan sheet, the proposed location for a backflow prevention device, as specified in section 6900.H of the City's Design and construction manual.

Response: Backflow prevention devices have been added along the domestic and irrigation service lines as specified in section 6900.H

11. In reference to section 3900 of the City's Design and construction manual, clarify on the utility plan sheet the type of PVC pipe intended to be used for the construction of the (private side) domestic water line.

Response: Pipe material has been labelled as PVC AWWA 900 as specified in section 3900 of City design and construction manual.

12. For a 1.5" domestic water meter, a 2" (soft type K copper) pipe shall be installed from the (2" tap) connection point up to (10 feet) past the water meter (to the 2" x 1/4" reducer). For a 1" irrigation water meter, a 1" (soft type K copper) pipe shall be installed from the (2" x 1" tee) connection point up to past the water meter.

Response: Domestic and irrigation service layout has been revised as required above.

13. Revise the linear footage of the soft type K copper pipe(s) shown for both the domestic and the irrigation water lines. 10 feet appears to be less than the minimum expected, on the domestic water line.

Response: Pipe length has been labeled to show 10' minimum for the soft type K copper pipe

14. Please provide a stormwater memorandum.

Response: An updated stormwater memo has been provided with this resubmittal.

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.

01/04/22- The response letter states the asphalt has been upgraded to "light-duty". I'm assuming that you meant heavy-duty. Confirmed during building permit review.

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

Building Codes Review

1. Irrigation stub must be on other side of meter or separately metered. 1/4/2022 - Irrigation stub is now shown as tap between main and domestic meter which is not allowed. Update drawings to show separate tap. Also, 3/4" tap is not available. If a 1" meter is installed it must be a 1" tap and line.

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

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,

A handwritten signature in blue ink, appearing to read "Kofi Addo".

Kofi Addo
Team Lead
Bowman