



February 23, 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.

Engineering Review

1. Add silt fence, silt dike and (the meaning of) LOD to the legend on sheet C1.0.

Response: Legend has been updated accordingly.

2. On sheet C3.0, revise the cardinal directions of incoming flow shown at receiving structures (e.g. incoming flow from B.1 at B.0 should be 999.36 (S)). Show the cardinal directions on sheet C3.1 as well.

Response: Sheet C3.0 and C3.1 have been updated accordingly.

3. The proposed 2" domestic water service line must connect to the existing water main via a 2" tap, while the proposed 3/4" irrigation water line must connect to the existing water main via a 3/4" tap (not a 1" irrigation stub).

Response: The domestic water service and irrigation service taps have been updated respectively. See Utility Plan sheet.

4. Remove the 1.5" backflow preventor device to be installed by the ROW, along the domestic water service line. Backflow prevention device along domestic water service lines for commercial development shall be installed inside the building, at the entrance point. Make sure to add a new leader by the building connection point.

Response: Comment noted. 1.5" Backflow preventor has been removed at ROW. A note has been added to add backflow prevention device inside the building at entrance point.

5. The landscape sheet (LP-1) shows a proposed ornamental tree located along the curb. Please revise the proposed location.

Response: Landscape plan has been updated. Ornamental tree location has been adjusted.

6. Please add a general note or drawing showing aggregate base of (asphalt and concrete) pavement sections extending 1' beyond back of curb.

Response: A paving note has been added to the Site and paving plan.

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 heavy duty concrete capable of supporting the required Fire apparatus per City of Lee's summit recommended pavement section.

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.

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