



March 15, 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. The cardinal directions shown along storm A are mostly misleading. Outflow at curb inlet A.2 runs to the west. 12" inflow at Manhole A.1 comes from the east. 6" inflow at Manhole A.1 comes from the west. 18" outflow at Manhole A.1 runs to the south. Revise the cardinal directions shown on sheets C3.0 and C3.1 accordingly.

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

2. Storm structures A.0 and B.0 are located in the middle of the pavement and therefor cannot be curb inlets, as shown on sheet C3.1. Please revise.

Response: Sheet C3.1 have been updated accordingly.

3. Revise the paving note to mention that " Aggregate base and moisture conditioned subgrade of both asphalt and concrete pavements shall extend 1' beyond back of curb.

Response: The paving note in sheet C2.0 have been updated.

4. Please provide an updated cost estimate (EOOPCC) sheet.

Response: The cost estimate has been updated accordingly

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