



TORGERSON
DESIGN PARTNERS
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RESPONSE LETTER TO REVIEW COMMENTS

To: Lee's Summit Development Services
City PN: PL2022214
Date: June 23, 2022
No. of Pages: 6
(Including this one)
Arch PN: 22033 7BLS
Project: 7 Brew Coffee – Lee's Summit
Address: 1430 NE Douglas St. Lee's Summit MO 64086
Subject: Development Services Review Comments and responses, Cycle 1, dated 6/7/22 for Final Development Plan

Planning Review

Review Comment:

1. VICINITY MAP. The map on Sheet G0.0 calls out the wrong property as the project site. The correct site is the abutting lot to the north.

Response:

1. *Please refer to G0.0, Vicinity Map has been corrected.*

2. LAND USE SCHEDULE. On the FDP Cover Sheet prepared by Kaw Valley Engineering, revise the listed number of "required stalls" (shown as 0) on the Land Use Schedule to match the Parking Summary table above it (shown as 9).

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

3. DETAIL SHEET (SHEET C700). The pavement design details for both asphalt and P.C. concrete don't meet the minimum design standards under UDO Section 8.620.F. Add a note or dimension the accessible parking sign detail to indicate that the sign shall be mounted a minimum 60" above finished grade, measured to the bottom of the sign.

Response:

3. *Please refer to response letter prepared by Kaw Valley Engineering.*

4. DIMENSION PLAN (SHEET C300). Dimension the driveways into and out of the site, as well as the drive aisles into and out of the parking lot area. Also dimension the distance between the parking lot improvements and the adjacent property lines.

Response:

4. *Please refer to response letter prepared by Kaw Valley Engineering.*

5. TRASH ENCLOSURE. To comply with the requirements of UDO Section 8.620F.1.c, the concrete approach in front of the trash enclosure shall be a minimum 30' in length, measured from the enclosure opening.

Response:

5. *Please refer to response letter prepared by Kaw Valley Engineering.*



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6. LANDSCAPE PLAN. There is a typo in the calculated minimum number of street trees for the site. The landscape Worksheet indicated that 37 trees are required, as opposed to the correct number of 7.

Response:

6. ***Please refer to response letter prepared by Kaw Valley Engineering.***

7. BUILDING ELEVATIONS.

- a. The cooler is shown to be clad in vinyl. The use of vinyl on commercial development can only be approved by the Planning Commission and City Council through a public hearing process as part of a preliminary development plan. The public hearing process takes approximately 3 months from the time of application submittal. See UDO Section 8.10.A for the list of approved exterior materials for use in the commercial zoning districts.
- b. It appears on the exterior elevation for the back of the building that roof-mounted mechanical equipment will be in full view from the back and sides of the proposed building. In order to comply with the requirements of the City, RTUs shall be fully screened from view by raising the building parapet walls to a height at least equal to the height of the RTUs. Individual metal screening systems are not allowed on new construction projects. When revising the parapet wall heights, please take into account that the RTUs will sit on curbs and thus will sit taller than the manufactured height of the equipment.
- c. Label the color(s) of the two canopies

Response:

7.

- a. ***The exterior material for cooler has been updated to match the building material.***
- b. ***Refer to sheets A2.1 and A2.2, parapets have been adjusted for mechanical screening.***
- c. ***The canopies are to match MP-2, slate blue. See Sheets A2.1 and A2.2.***

8. PHOTOMETRIC PLAN. The detail of the wall pack fixtures on sheet SU1.2 does not meet the design requirements of the UDO. Wall packs shall have full 90-degree shields so that the light is directed down and the light source is not visible from off the property.

Response:

8. ***Please refer to response letter prepared by CJD.***

9. SIGNAGE.

- a. Signage shall be submitted and approved under separate cover through submittal of a sign permit application. As a Single-Tenant, stand-alone building, a total of 3 walls signs are allowed by right. The Seven Brew signs shown on the front and two sides can be approved administratively. The three additional chevrons and "Drive Thru Coffee" signs may only be approved under separate applications by the planning commission. Should the "Drive Thru Coffee" copy be removed and only leave the chevrons with no text on the building to provide wayfinding, they would not be considered signs.
- b. Show the locations of any free-standing signage and/or menu boards and order boxes proposed for the site to review for any conflicts with public utility lines, easements, right-of-way, etc.

Response:





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9.

- a. *Noted, separate sign submittal will be done by owner. Please refer to updated sheet A2.2 showing removing the 'Drive Thru Coffee' letters.*
- b. *No freestanding signs, menu boards or order boxes proposed at this time.*

10. CURBING. Where the southernmost east-west drive stubs into the lot to the south for a future connection, a temporary asphalt curb shall be required to be installed until such time as the drive is extended when abutting lot is developed.

Response:

10. *Noted, please refer to updated sheets by Kaw Valley Engineering.*

Fire Review

Review Comment:

Geotechnical Report:

1. Correct the address.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. Building size and finish floor elevation do not match those shown in the plan set.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

SU1.1 Site Utilities Plan:

1. Change "Springfield" to "Lee's Summit" in General Note 3.

Response:

1. *Please refer to response letter prepared by CJD.*

C700 Detail Sheet:

1. Curb and Gutter details need to match Lee's Summit details. Please review and revise.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. Pavement details must meet requirements found in section 8.620 of the UDO. Please review and revise.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

3. Sidewalk design needs to match Lee's Summit details. Please review and revise.

Response:

3. *Please refer to response letter prepared by Kaw Valley Engineering.*

4. Include commercial driveway and curb inlet details that meet City of Lee's Summit requirements.

Response:



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4. *Please refer to response letter prepared by Kaw Valley Engineering.*

5. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

Response:

5. *Please refer to response letter prepared by Kaw Valley Engineering.*

C600 Erosion Control Plan:

1. Max downslope runs for silt fence is 100'. Show silt fence tiebacks where appropriate.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. What is the reason for not making the silt fence continuous around the northwest corner? Review and revise if appropriate.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

C500 Utility Plan:

1. Water meter cannot be located in a paved area. Please relocate.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. Are there two existing water service lines? Please clarify.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

3. Continue the utility easement across the property to show if it will be impacted with the proposed building plan.

Response:

3. *Please refer to response letter prepared by Kaw Valley Engineering.*

4. Where is note 29 on the plan and where are the irrigation plans?

Response:

4. *Please refer to response letter prepared by Kaw Valley Engineering.*

5. Show utilities being crossed on the storm profile.

Response:

5. *Please refer to response letter prepared by Kaw Valley Engineering.*

6. Please show the hydraulic grade line for the design storm on the profile view of the storm system.

Response:

6. *Please refer to response letter prepared by Kaw Valley Engineering.*



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7. The minimum allowable deep through manhole A-2 is 0.5'. Please review and revise.

Response:

7. *Please refer to response letter prepared by Kaw Valley Engineering.*

C400 Grading Plan:

1. Is there a retaining wall around the back of the building? If so, it needs to be called out with top and bottom elevations.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. Proposed grading needs to be resolved to meet existing.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

C300 Dimension Plan:

1. Dimension south entrance, the lane through the parking area and between the building and property lines.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

C200 Site Plan:

1. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. Concrete pad must extend a minimum of 30' out from the trash enclosure. Please review and revise.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

FDP:

1. Review and revise total floor area.

Response:

1. *Total floor area has been adjusted.*

2. Include proposed impervious area.

Response:

2. *Please refer to response letter prepared by Kaw Valley Engineering.*

G0.0 Cover Sheet:

1. The wrong parcel is shown as the project site on the vicinity map. Please correct.

Response:





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1. *Vicinity map has been corrected on G0.0.*

General:

1. Provide a stormwater memo stating how the stormwater will be managed.

Response:

1. *Please refer to response letter prepared by Kaw Valley Engineering.*

2. The square footage of the building is inconsistent throughout the plan set and geotechnical report. Please clarify.

Response:

2. *Total square footage has been updated.*

3. Submit an Engineer's Estimate of Probable Construction Costs.

Response:

3. *Please refer to response letter prepared by Kaw Valley Engineering.*

4. Include the following notes:

- "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5831. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
- "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

Response:

4. *These notes have been added the sheet G0.0.*

Feel free to contact me with any questions.

Respectfully,

Ashley Felio

Torgerson Design Partners

Date: June 23, 2022



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June 22, 2022

B21D4397

Mr. Mike Weisenborn
City of Lee's Summit, Missouri
Development Services
220 SE Green St
Lee's Summit, MO 64063

**RE: CIVIL RESPONSES TO COMMENTS
APPLICATION NUMBER: PL2022214
7 BREW COFFEE
1430 NE DOUGLAS ST
LEE'S SUMMIT, MISSOURI**

Dear Mr. Weisenborn,

Kaw Valley Engineering, Inc. has reviewed your comments and questions. The following are our responses.

Planning Review

2. LAND USE SCHEDULE. On the FDP Cover Sheet prepared by Kaw Valley Engineering, revise the listed number of "Required Stalls" (shown as 0) on the Land Use Schedule to match the Parking Summary table above it (shown as 9).

The schedule has been revised to show 9 required stalls.

3. DETAIL SHEET (SHEET C700).

- The pavement design details for both asphalt and P.C. concrete don't meet the minimum design standards under UDO Section 8.620.F.
- Add a note or dimension the accessible parking sign detail to indicate that the sign shall mounted a minimum 60" above finished grade, measured to the bottom of the sign.

The pavement detail has been revised. A note has been added to the accessible parking sign detail.

4. DIMENSION PLAN (SHEET C300). Dimension the driveways into and out of the site, as well as the drive aisles into and out of the parking lot area. Also dimension the distance between the parking lot improvements and the adjacent property lines.

The driveways and drive aisles, together with the distance from back of curb to parking lot, are now dimensioned.

5. TRASH ENCLOSURE. To comply with the requirements of UDO Section 8.620F.1.c, the concrete approach in front of the trash enclosure shall be a minimum 30' in length, measured from the enclosure opening.

The concrete pad in front of the dumpster has been extended to 30 feet.

6. LANDSCAPE PLAN. There is a typo in the calculated minimum number of street trees for the site. The Landscape Worksheet indicates that 37 trees are required, as opposed to the correct number of 7.

The typo on the landscape plan has been corrected.

Engineering Review

11. Geotechnical Report:

1. Correct the address.
2. Building size and finish floor elevation do not match those shown in the plan set.

The address, building size and finish floor elevation have been revised in the geotechnical report.

9. C700 Detail Sheet:

1. Curb and gutter details need to match Lee's Summit details. Please review and revise.

The curb and gutter details have been revised and are now shown on Sheet C701.

2. Pavement details must meet requirements found in section 8.620 of the UDO. Please review and revise.

The pavement details have been revised to comply with Section 8.620 of the UDO.

3. Sidewalk design needs to match Lee's Summit details. Please review and revise.

The sidewalk detail has been revised to the Lee's Summit standard.

4. Include commercial driveway and curb inlet details that meet City of Lee's Summit requirements.

The city's commercial driveway and curb inlet details are now shown on Sheets C702 and C703, respectively.

5. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

Detail 003 has been added to Sheet C700 to indicate the need for an aggregate and compacted subgrade beneath the curb.

8. C600 Erosion Control Plan:

1. Max downslope runs for silt fence is 100'. Show silt fence tiebacks where appropriate.

Sheet C600 has been revised to show additional silt fence. J-hooks have been added to the ends of the silt fence.

2. What is reason for not making the silt fence continuous around the northwest corner? Review and revise if appropriate.

Silt fence has been added at the northwest corner to provide continuous coverage.

7. C500 Utility Plan:

1. Water meter cannot be located in a paved area. Please relocate.

The proposed water meter for the existing water service line has been located to the green space just south of the north driveway.

2. Are there two existing water service lines? Please clarify.

Site Development plans by Schlagel & Associates, P.A. dated 07/01/2019, indicate that there are two lines, a 1" water service and a 4" fire service.

3. Continue the utility easement across the property to show if it will be impacted with the proposed building plan.

The easement information is now shown.

4. Where is note 29 on the plan and where are the irrigation plans?

The proposed ¾-inch water service line is now shown with the note 29 call-out. Note 29 has been revised for clarity and now refers to the Landscape Plan for additional information. Note 30 has also been added to identify the ¾-inch water meter.

5. Show utilities being crossed on the storm profile.

Utility crossings are now shown on the storm profile.

6. Please show the hydraulic grade line for the design storm on the profile view of the storm system.

The hydraulic grade line has been added to the profile view.

7. The minimum allowable drop through manhole A-2 is 0.5'. Please review and revise.

The drop through manhole A-2 has been revised to 0.5 feet.

6. C400 Grading Plan:

1. Is there a retaining wall around the back of the building? If so, it needs to be called out with top and bottom elevations.

The grading east of the building was inadvertently cut off. The revised grading plan now shows the proposed contours in this area.

2. Proposed grading needs to be resolved to meet existing.

The grading on Sheet C400 has been revised.

5. C300 Dimension Plan:

Dimension south entrance, the lane through the parking area and between the building and property lines.

The driveways and drive aisles, together with the distance from back of curb to parking lot, are now dimensioned.

4. C200 Site Plan:

1. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

The details for the ramps are now shown on Sheet C400.

2. Concrete pad must extend a minimum of 30' out from trash enclosure. Please review and revise.

The limits of the concrete pad in front of the dumpster have been revised.

3. FDP:

1. Review and revise total floor area.

The total floor area has been revised.

2. Include proposed impervious area.

The proposed impervious area has been added.

1. General:

1. Provide a stormwater memo stating how the stormwater will be managed.

A storm water memo is included with this submittal.

2. The square footage of the building is inconsistent throughout the plan set and geotechnical report. Please clarify.

The building square footage has been revised to 723 square feet throughout the plan set.

3. Submit and Engineer's Estimate of Probable Construction Costs.

The Engineer's Estimate of Probable Construction Costs is included in this submittal.

4. Include the following notes:

- "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

The above note has been added to Sheet C200.

- "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

The above note is on Sheet C600 as Note 10.

In addition to the above, the plans were revised to show a temporary asphalt curb at the end of the drive at the south end of the project.

If you have any questions, please don't hesitate to contact me at (816) 468-5858.

Sincerely,

Kaw Valley Engineering, Inc.

Martin Arling

Digitally signed by Martin Arling
DN: C=US, E=arling@kveng.com,
O="Kaw Valley Engineering, Inc.",
CN=Martin Arling
Date: 2022.06.22 17:06:05-05'00'

Martin T. Arling, P.E.
Principal

Permit Comments

To: City of Lee's Summit, Missouri
From: Abel Horsch, Clayton Forgey
CC: File
Date: June 17, 2022
Project: 7Brew Coffee, Lee's Summit, MO

Planning Review:

Comment 8: PHOTOMETRIC PLAN. The detail of the wall pack fixture on Sheet SU1.2 does not meet the design requirements of the UDO. Wall packs shall have full 90-degree shields so that the light is directed down and the light source is not visible from off the property.

Response: Refer to sheet 5/SU1.2 and LIGHTING FIXTURE SCHEDULE on sheet E1.2 of Addendum #1 for the revision to fixture type W1E.

Engineering Review:

Comment 10: Change "Springfield" to "Lee's Summit" in General Note 3.

Response: Refer to sheet SU1.1 of Addendum #1 for the revision to General Note 3.

Building Plan Review:

Comment 6: 2018 IBC 1015.6 Mechanical equipment, systems and devices, Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Response: The height of the parapet walls is 42" on each side of the roof mounted mechanical equipment. These condensing units are located at a distance greater than 10' from the end of the roof.