



KAW VALLEY ENGINEERING, INC.

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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 be 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 Schlager & 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 T. Arling, P.E.
Principal