



KAW VALLEY ENGINEERING, INC.

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Address: 8040 N. Oak Trafficway
Kansas City, MO 64118

July 26, 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 dated 07/25/22. Please see the attached Commercial Final Development Plan Applicant's Letter for our responses.

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

Sincerely,
Kaw Valley Engineering, Inc.

Matthew A. Cross, P.E.
Project Manager

Attachment: Commercial Final Development Plan Applicant's Letter

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, July 25, 2022

To:

Property Owner: STAR ACQUISITIONS &
DEVELOPMENT LLC

Email:

Applicant: TORGERSON DESIGN PARTNERS

Email: AFELIU@TDP-ARCH.COM

Other: JASON PULLMAN

Email: JPCOMPANIES@GMAIL.COM

Engineer: KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022214

Application Type: Commercial Final Development Plan

Application Name: 7 Brew Coffee

Location: 1430 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. PHOTOMETRIC PLAN. Wallpacks shall incorporate full 90-degree cut-offs to direct the light downward and so the light source is not visible from off the property.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Cost estimate should be sufficiently broken-down into line items, and although it is close to being acceptable, "utilities" needs to be broken down according to water and sanitary sewer. Please revise as appropriate.

Cost estimate updated.

2. The cost estimate was missing the following items: 1) backflow vault, 2) water lines, 3) valves, 4) tees, bends, fittings, 5) ADA-accessible ramps, 6) sanitary wye and connections, 7) 6 inch aggregate base for pavement, 8) final restoration including sodding, seeding, fertilizer, and mulch/topsoil.

Added items listed above to estimate based on civil plans.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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7/26/2022

7 Brew - Lee's Summit - Engineer's Estimate of Probable Site Costs

Type	Quantity	Units	Price	Total Item Cost
Mobilization	1	LS	\$ 15,000	\$ 15,000
Grading/Earthwork	2371	CY	\$ 14	\$ 33,194
Demolition	1	LS	\$ 2,000	\$ 2,000
Standard Concrete Curb & Gutter	912	LF	\$ 37	\$ 33,288
Asphalt Parking Lot surface	558	TONS	\$ 105	\$ 58,590
Concrete Pavement	800	SF	\$ 14	\$ 11,200
Concrete Commercial Driveways	1486	SF	\$ 12	\$ 17,832
Bi-Axial Type I Geogrid	2200	SY	\$ 1.15	\$ 2,530
Sidewalks	664	SF	\$ 9	\$ 5,976
6" Aggregate Base	365	SY	\$ 10	\$ 3,650
ADA Ramps	5	EA	\$ 1,200	\$ 6,000
3/4" Double Check Backflow W/ Vault	1	EA	\$ 1,500	\$ 1,500
1" Reduced Pressure Backflow w/ Vault	1	EA	\$ 1,900	\$ 1,900
1"Type k Copper Waterline w/ add'l fittings	170	LF	\$ 22	\$ 3,740
3/4" Type k Copper Waterline w/ add'l fittings	50	LF	\$ 19	\$ 950
1" Sleeve	1	EA	\$ 50	\$ 50
1" 45 Bends	3	EA	\$ 50	\$ 150
3/4" Domestic Water Tap	1	EA	\$ 400	\$ 400
1" Domestic Water Meter	1	EA	\$ 1,500	\$ 1,500
3/4" Domestic Meter	1	EA	\$ 1,900	\$ 1,900
4" SDR 26 PVC Sanitary Pipe	250	LF	\$ 10	\$ 2,500
4" PVC Sanitary Wye	1	EA	\$ 120	\$ 120
4" PVC Sanitary 45 Bend	4	EA	\$ 70	\$ 280
4"x6" PVC Reducer	1	EA	\$ 70	\$ 70
Curb Inlet	2	EA	\$ 5,100	\$ 10,200
Nyloplast Inlet Basin	1	EA	\$ 2,800	\$ 2,800
HDPE Pipe 6"	148	LF	\$ 10	\$ 1,480
HDPE Pipe 12"	201	LF	\$ 14	\$ 2,814
Landscaping	1	LS	\$ 12,000	\$ 12,000
Final Restoration incl. sod, seed, fert., mulch	1	LS	\$ 5,500	\$ 5,500
Erosion Control	1	LS	\$ 5,000	\$ 5,000
Total =				\$244,114