



PLANS FOR DIVENTURES LEE'S SUMMIT, MO

Application NO: PL2022198

Response to Commercial Preliminary Development Plan comments received June 13, 2022

Comment/Response

Planning Review

1. Please provide a completed application and ownership affidavit form with signatures.
Response: Revised application with signed ownership affidavit has been included.
2. On the cover sheet please provide a vicinity map with north arrow indicating the location of the property within the City.
Response: A vicinity map with north arrow has been added to the cover sheet.
3. The maximum plan size is 24" x 36" with one-inch border.
Response: Plan size was revised to 24" x 36"
4. Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present, please add a note stating so and cite your source of information.
Response: Note was added to cover sheet stating that no oil or gas wells are on-site.
5. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. Please ensure the proposed exterior materials are labeled.
Response: An enclosure screening detail has been included with the resubmittal.
6. Please provide details for the proposed plant materials and sizes for landscaping, buffers and trees to ensure they are meeting the ordinance requirements
Response: A table was added to the landscape plan that details the proposed plant materials and sizes. Also, an additional Landscape Detail plan was included.
7. The required street trees along the northern frontage cannot be relocated to the southern side of the site as proposed. Please revise the landscaping plan to meet the street tree requirement.
Response: The street trees along the northern frontage have been relocated to meet the street tree requirements.
8. The minimum drive/aisle width shall not include the curbing guttering. As proposed, it appears you including the guttering in the labeled widths. Please check this and update the sheets as needed.
Response: Drive/aisle widths have been revised to omit the curbing and guttering.
9. CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. Please update the labels on sheet c102 to reflect the proposed curb type and provide standard curb details.
Response: Concrete curbing has been added to all parking areas and access drives. City details have also been referenced; detail sheets will be added that include the standard City details prior to the FDP submittal.
10. Improvement of parking and loading areas shall meet Sec. 8.620. Please provide standard details for the proposed pavement type and label the different pavement types on the site plan.
Response: Pavement sections have been added to the grading plan and hatches have been added to identify the different pavement types.

11. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

Response: The pavement in front of the trash enclosure has been revised to heavy duty Portland cement concrete and exceeds the 30' length requirement.

12. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

Response: A Form 7460 has been submitted to the FAA.

13. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Please provide details on what you are proposing to use for screening. The provided elevations are unclear on the proposed screening materials, but it appears to be some type of wood fencing.

Response: A screening detail has been included with the resubmittal.

14. A wood look aluminum siding material is not a material that staff is familiar with. Please provide addition details on the proposed product, i.e. manufacture's specification sheet and material sample.

Response: A detail has been included with the resubmittal.

15. As you are requesting modifications to the standard UDO sign requirements, please provide details for all proposed signs.

Response: An elevation set has been included with the resubmittal that details out the proposed signage and murals around the building.

Engineering Review

GENERAL

1. Review and revise legend to match plan set.

Response: The legend has been revised to match the plan set.

C301 UTILITY PLAN

1. Call out sizes and materials of the existing sanitary sewer, storm, and water lines.

Response: An update to date survey has been conducted and the existing utility information has been included on the utility plan.

2. The existing storm system does not match City records. Please review and revise.

Response: The existing storm system has been revised per the pre-construction ALTA Survey.

3. The storm line shown to be existing southeast of the drive entrance does not exist according to City records. This line will need to be fully within Diventures' property lines.

Response: The existing storm system has been revised per the pre-construction ALTA Survey.

4. The irrigation line must be a separate tap from the domestic line.

Response: The irrigation line was revised to be a separate tap from the domestic line.

5. The water meter must be located per Design and Construction Manual Section 6900.

Response: The water meter location was revised per the Design and Construction Manual.

6. Is it necessary to extend sidewalk past the property line to tie into existing? Please review and revise.

Response: Per the pre-construction survey the sidewalk will no longer need to extend beyond the property line.

C201 GRADING PLAN

1. Show drainage arrows.

Response: Drainage arrows have been added to the grading plan.

2. Resolve 984' contour on the west side of the site.

Response: The grading was revised per the existing pre-construction ALTA survey grades.

3. Do not exceed 3:1 slopes. Review and revise the grading in the southeast corner.

Response: Grading has been revised to omit slopes greater than 3:1.

4. The slopes on the north and east sides of the building will direct water towards the building. Please review and revise grading to drain away from the building.

Response: The grading around the building has been revised to redirect water away from the building.

5. There is a section of curb and gutter missing just north of the entrance.

Response: All curb & gutter has been revised and added to the plans.

C102 SITE PLAN

1. Provide pavement section details that adheres to the requirements in Section 8.620 of the UDO.

Response: Pavement section details have been added to the grading plan and additional keynotes have been added to the site plan to differentiate between the pavement types.

2. Complete the reference in Keynote 1-3 and 5-11.

Response: The references have been revised to callout City details or pavement sections shown on sheet C201. Detail sheets will be added prior to FDP submittal.

3. Review and revise the fire flow calculations notes. They seem to be for a different project.

Response: The fire flow calculation notes have been revised to reflect the current project. Need to coordinate a flow data to finalize the calculation notes.

4. The proposed fire hydrant off site is existing. Please review and revise callout. Additionally, please use record drawings for existing utilities, not PDP as things may have changed between PDP and construction.

Response: The existing utilities have been updated per a new pre-construction ALTA survey and notes/callouts have been updated to reference existing utilities.

5. Call out heavy duty pavement for fire lanes.

Response: Heavy duty asphalt pavement has been depicted within the fire lane limits.

C101 GENERAL LAYOUT PLAN

1. Include impervious area in the site information/parking table

Response: Impervious area has been included in the site information/parking table.

2. Is the PDP or is the Lot Division Exhibit acting as the preliminary plat? One of the documents needs to have all the correct information.

Response: A minor plat will be submitted following Planning Commission approval to split the lots and create the new lot lines.

3. All of the easements are called out as proposed, but they are all existing through the 2019 plat.
Response: The easement callouts have been updated to reference existing easements.
4. Identify the existing electric easements.
Response: All easements have been updated per the pre-construction ALTA survey.
5. Show and label the off-site portion of the 30' access easement on the south side of the property.
Response: The access easement has been added and labeled.
6. In General Note 5, the City will also need to approve plan changes. Please review and revise.
Response: General Note #5 has been revised to include City approval requirements.
7. Include the following notes:
 - All construction shall conform to the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.
 - The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance activities at (816) 969-1200.**Response: The notes above have been added to the GLP.**
8. State whether or not there are any oil/gas wells nearby and cite the source of information.
Response: A note was added to the General Layout plan stating that there are no on-site oil or gas wells.
9. Include the location and limits of the one percent annual chance flood as set forth on the current FEMA maps with reference to panel number.
Response: A note has been added to the General Layout plan showing that the site is located within Zone X.
10. Include existing conditions within 185' of the property such as location, width of right-of-way, easements, and sizes of existing utility lines.
Response: Plans have been updated per the updated pre-construction ALTA survey.

Traffic Review

1. No comments

Fire Review

1. 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 required fire access lanes to the building shall be capable of supporting 75,000-pounds. The Site Plan calls out light duty asphalt. Provide appropriate pavement.

Response: Site plan was updated to callout heavy duty asphalt pavement within the limits of the proposed fire lane.

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Show the location of a hydrant within 300 feet. A Utility Plan was not provided.

Response: The utility plan has been revised to show the location of the existing fire hydrants.

If you have any questions concerning this project, or need additional information, please contact me at (417) 890-8802 or whoey@olsson.com.

Sincerely,
William Hoey

A handwritten signature in blue ink, appearing to read "W. Hoey", with a stylized flourish extending to the right.

Olsson
Project Manager