

October 4, 2022

City of Lees Summit
Attn: Scott Ready

RE: PR PL2022327: Preliminary Site Development Plan for Heartland Market

Dear Scott Ready,

We have received the comments for the above referenced project and have the following responses or summary of revisions.

General Comments – Planning Division

Planning Review

1. Please show the location of all the 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: A note indicating no known oil/gas wells on the property has been added to the title sheet
2. Please show the location and width of existing and proposed required sidewalks. Sidewalks are required on both sides of the proposed new street and along NE Colbern Rd.
Response: Width of existing sidewalk has been called out on C04. Existing width is approximately 4ft
3. In the Site Data Table please provide the impervious.
Response: % Impervious has been added to the table
4. The material and sizes for landscaping, buffers and trees shall meet the ordinance requirements minimums of 3" cal. For distinguish trees and 8' for evergreen trees
Response: Acknowledged, updated sizes accordingly
5. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be provided
Response: Enclosure detail has been added to A202
6. Please provide elevations and material details for the proposed canopy over the pumps.
Response: Canopy elevation has been provided on sheet A201
7. CG-1 concrete curbing required around all parking areas and access drives on office, commercial and industrial districts. Please label the proposed curb type and provide curb details.
Response: Hatch has been added around curbs to indicate CG-1

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8. Please label the width of ADA parking aisle.
Response: Width of Aisle has been added
 9. As proposed it appears the same curb type is being proposed for the whole site. There do not appear to be ADA ramps or and an accessible route to the C-store. Please update the plans to show this information.
Response: ADA ramp and accessible route has been added to the east side
 10. All accessible parking shall comply with the requirements of the Federal Americans with Disabilities Act.
Response: Acknowledged
 11. Parking lots shall be setback a minimum of 20' from ROW and 6' to the internal lot lines. The proposed parking along the west property line and the drive land adjacent to the north property lines are not meeting the UDO minimum setback requirement.
Response: West parking has been shifted slightly to obtain the 6ft clearance. All other parking/drive aisle exceed the 20ft minimum from roadways
 12. All signs must comply with the sign requirements as outlined in the sign section of the UDO. If it is your intent to request approval of a sign package that does not meet the UDO requirements, you must provide sign details including width, height, lightning type and show the location and copy the proposed signage.
Response: Acknowledged
 13. 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: Acknowledged
 14. Any division of land or unplatted piece of property requires platting prior to the issuance of building permits:
Response: Acknowledged, the minor plat is being submitted by the overall developer
 15. Please provide standard details for the proposed parking lot surfaces.
Response: sections added to the general layout
 16. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measures from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement constructed on a sub-grade of four inches of granular base course.
Response: Dumpster pad thickness added to the general layout

Engineering

1. Sheet C02:

- The “Pavement Section Details” legend includes Heavy Duty PC Concrete Pavement, but none is shown in the layout. Either show in Plan view or remove from legend
- Show and label, with width, the existing sidewalk on NE Colbern Rd.
- Include pavement designation hatching on the west half of the west entrance.
- Show a temporary curb access across the future connection to the west.
- Label the curb and gutter type.
- Include typical pavement sections on the sheet or elsewhere in the plan set.
- Show and label the future sidewalk to the north and east. Include ADA-accessible ramps at the 2 drive entrances.

Response: Pavement hatch has been updated to account for dumpster pad heavy concrete.

- Existing sidewalk has been C04
- Hatch updated and added to west shared access
- Hatch added for new curb and gutter to indicate CG-1
- Temporary curb has been added at west shared access
- Typical sections of pavement have been added to the general layout
- Future side has been added to the sheet as requested. Future roadway and this sidewalk is to be constructed by the public improvement set of plans done by others

2. Sheet C06:

- The existing water line is going to be replaced by a new main along the road on the east side of the site. Please revise accordingly.
- The sanitary sewer will likely be extended to the site in a different location. When the location is finalized, its expected that this plan be updated if possible. If it isn't know in time, it will be shown on the Final Development Plan (FDP) for this project.

Response: Revised location of new “proposed” waterline. Acknowledged on the sanitary sewer, we will revise routing once final design/approval of the public plans have been secured.

3. Sheet C07:

- Storm sewer profiles are not required with a Preliminary Development Plan (PDP). They may be left in the plans, but they aren't required. I haven't reviewed them, but I did notice a few things that you can address with the initial FDP submittal. These revisions are NOT required now, nor will they be reviewed with the PDP:
 - Include the following note on any profile sheet applicable: “Compacted Fill shall be placed to a minimum 18” above the top of the pipe prior to installation.” Show and label the limits of the compacted fill placement in the profile view. Use hatching for clarity.
 - The drop across Structure B! does not meet the 0.5' requirement.
 - Show the design HGL in Profile view.
 - Show water and sanitary sewer utility crossings to verify separation requirements are met.
 - Include the Structure A1 flowline out in Profile view.

Response: Acknowledged, profiles removed from this set to aid in clarity. Will address these items with the FDP submittal

4. The storm sewer for this project connects to a storm sewer system, including detention, that is proposed to be constructed by others. If that storm sewer system is not complete and available at the Final Development Plan stage, this project will be required to provide detention to meet the City requirements.

Response: Acknowledged, detention will be in place prior to final CO of this site.

**Traffic RESPONSES TO TRAFFIC COMMENTS WILL BE PROVIDED WITH THE UPDATED TIS.
UPDATED TIS TO BE SUBMITTED LATER THIS WEEK**

1. TIS: the traffic study should be updated to coordinate with the proposed Colbern Rd. improvements and AMC requirements. A signal is recommended but no warrant study was provided.
2. Please confirm adequate sight distance is available at all intersections and not in conflict with the proposed landscaping.
3. Confirm the dumpster location can accommodate.

Fire

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: Acknowledged, detailed information to be provided with building permits

2. IFC 105.6.20 – A Hazardous material permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the International Fire Code.

A Hazmat Permit may be required depending on the quantity of fuel for retail sale. Complete a Hazardous Permit Application.

Response: Acknowledged, detailed information to be provided with building permits

3. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources

Response: Acknowledged