



October 10, 2022

City of Lee's Summit, Missouri
Attn: Scott Ready
220 SE Green Street
Lee's Summit, MO 64063

**RE: Raintree Village Senior Living – Phase 1
PL2022290 – Commercial Final Development Plan**

We are responding to your comments dated August 31, 2022, and are submitting with this letter revised plans and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers".

Julie Sellers

Planning Review

1. Please add more detail to the location map.
➤ **Revised location map.**
2. Please include the area of the land in square feet and acres to the legal description.
➤ **Revised legal description.**
3. Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a note stating so and cite the source of your information.
➤ **No gas wells within property site.**
4. Provide details for the location, height, intensity, and type of outside lighting fixtures for buildings and parking lots.
➤ **To be provided by MEP Engineer (By Others).**
5. Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
➤ **To be provided by MEP Engineer (By Others).**

6. Provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.
 - **To be provided by MEP Engineer (By Others).**
7. Will there be any ground mounted mechanical equipment? If so show the Location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
 - **All ground mounted equipment shown, reference Landscape sheets for screening materials.**
8. Please provide elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
 - **To be provided by Architect (By Others).**
9. On the elevations show the location, size and materials to be used in all screening of rooftop mechanical equipment. Include a dashed line indicating the roof line and rooftop mechanical equipment.
 - **To be provided by Architect (By Others).**
10. Please add a land use schedule shall include the following:
 - Total floor area
 - **Added to table**
 - Number of dwelling units
 - **Added to table**
 - Land area
 - **Added to table**
 - Number of required and proposed parking spaces
 - **Added to table**
 - Impervious coverage
 - **Added to table**
 - Floor Area Ratio (FAR)
 - **Added to table**
11. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
 - **Noted.**
12. All signs must comply with the sign requirements as outlined in the sign section of the ordinance.
 - **Noted.**
13. The subject property requires platting prior to the issuance of building permits.
 - **Noted.**
14. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan.
 - **Reference architectural drawings for trash enclosure detail.**

15. 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.

➤ **Trash enclose pavement section has been revised to 30' in length as requested. Heavy duty pavement section called out for trash enclosure on sheet C10.0 meets requirements stated above for pavement section.**

16. Please provide detail on how you are meeting the sustainability standards of the M-150 CDO, Sec 5.510.

➤ **The site is meeting sustainability standards of the M-150 by**
1. **Item 3: Materials from renewable resources: LP Smart Side Siding and trim; cultured stone veneer.**
2. **Item 7: Electric vehicle charging station**
3. **Item 9: Drip irrigation for landscaped areas.**

Engineering Review

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
 - **Cost estimates added for FDP (minus landscape).**
- What is the purpose of the 2' Public Access Easement along SW Arboridge Drive?
 - **2' Public Access Easement is for public sidewalk that encroaches on proposed lot. Per discussion with city easement naming was revised to "sidewalk easement" on all sheets.**
- All easements will be reviewed with the plat.
 - **Noted**
- Please submit a final stormwater study. As submitted, the storm sewer plan differs from the plan approved with the PDP. No review of storm sewer will be done until submission of the study. Based on the overall stormwater management plan, grading or other items reviewed with this submittal may be required to change, which will require further review.
 - **Per discussion with city the revisions are being made to the overall macro study and will be resubmitted at a later date.**
- Include a swale section for the proposed swale along the west portion of the site. Provide a turf reinforcement mat within the swale.
 - **Swale section detail was added to sheets C4.1 and C4.3.**
 - **Permanent TRM was added to ditch callout on sheets C4.1 and C4.3.**

2. Sheet C5.0:

- Please include a backflow vault.

- **Water Plans updated to separate domestic and fire line. Backflow and vault added to fire line.**

- Record drawings for the existing main crossing SW Arborwalk Blvd. indicates it is an 8" main. Please revise throughout the plan set.
 - **Updated plans to show 8" stub across from SW Arborwalk Blvd.**

3. Sheet C9.0-C9.3:

- Record drawings indicate that there is a blow-off assembly at the end of the existing main. Please include the removal of that assembly in the plan set.
 - **Blow off assembly shown to be removed on sheet C9.0.**
- As shown, the fire line is a metered line, combined with the domestic service. Is that the intent?
 - **Water Plans updated to separate domestic and fire line. Fire line will not be metered, only the domestic line is planned to be metered.**
- Please provide required fire flows to evaluate the need for a looped fire line and the need for a second connection to the existing main.
 - **To be provided by MEP.**
- 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.
 - **Added requested note and hatched areas within profile that would require compaction before installation of pipe.**

4. Sheet C10.0:

- Revise the asphalt pavement sections to include 6" granular subgrade with either geogrid or chemically stabilized subgrade.
 - **Asphalt Pavement sections have been revised to include 6" granular subgrade and chemically stabilized subgrade.**
- 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 and note added to sheet C10.0.**

5. Sheet L1.1:

- Please revise to match the layout in the rest of the plan set.
 - **Revised L1.1 to match the Layout sheet.**
- Only ornamentals are allowed within public easements. Please revise as needed.
 - **Trees moved out of public easement.**

Traffic Review

1. Move the fire hydrant on the southeast portion of the loop to the end of the parking stalls and next to the dumpster.
 - **Hydrant moved to island just east of parking stall near the dumpster.**
2. 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.
 - **Noted**
3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be always maintained in a clean and legible condition and be replaced or repaired when necessary to provide adequate visibility.
 - **Fire lane curb markings and fire lane shown on Sheet C3.6.**
4. Action required- Fire lanes shall be posted at the turn arounds and at the fire hydrants along the access drive.
 - **Fire lane curb markings and fire lane shown on Sheet C3.6.**

Building Codes Review

1. Unified Development Ordinance Article 8, Section 8.180.F Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
 - **Ground mounted equipment screened from view by landscaping**

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (Required at generator and condensing units)

 - **Screening updated**
2. Sanitary sewer not allowed to connect to manhole.
 - **Per discussion with City, connection will be allowed at manhole, adjusted connection to have maximum drop of 24" per city requirements.**
3. Cleanout required near where waste exits foundation.
 - **Cleanout added near building connection.**
4. Provide water flow calculations to justify 6" water meter. Fyi-6" meter costs approximately \$420,000.00. Multiple 2" meters at approximately \$37,500.00 may be a better option. Also, 2" meters do not require an engineered vault.
 - **Water meter has been revised to correct size of 3" water meter with separate 6" fire line. Water calculations will be provided by others.**

5. Specify water pipe material.
 - **Water pipe material is called out in profile view, see sheets C9.0-C9.3**
6. Provide complete construction details for engineered water meter vault. (not provided by City)
 - **Water meter detail added to plans on sheet C10.1.**