

2022.10.18

Mike Weisenborn
Project Manager, Development Center
City of Lee's Summit, Missouri
220 SE Green Street, Lee's Summit, MO 64063

Mike:

We are in receipt of the comments dated 2022.10.05. We have addressed the comments as follows:

Planning Review

None

Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets, and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates.
Acknowledged.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
Acknowledged.
3. A land disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan/Engineering Plans.
Acknowledged.
4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
Acknowledged.
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
Acknowledged.

Traffic Review

1. There are several intersection movements and overall LOS that do not meet the City's Policy. In review of the development and TIS, staff supports the waiver to the policy and will be explained in staff's TIA.
Acknowledged.
2. A couple of proposed turn lanes do not comply with the AMC but do provide sufficient storage space for anticipated queues. With site restrictions and adequate storage, staff supports the waiver and will be explained in staff's TIA.
Acknowledged.
3. The TIS states that "signal timings were optimized to account for the additional traffic." Please confirm the LOS/queue lengths were presented without adjusting the timing at Chipman and Ward as this signal is controlled by OGL.
Acknowledged. Applicant will work with city staff and OGL to optimize signal timings.
4. Has an additional ND lane been reviewed at Ward and Outerview to help with the poor LOS? It appears there could be adequate space to include an additional turn lane.
Acknowledged. An additional turn lane will be reviewed to help determine if it will help with the current LOS.

Fire Review

1. All issues pertaining to life and 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.
 - a. Action required- Buildings 1 and 2 may need to be sprinklered depending on use and occupant load.
Acknowledged.
2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
 - a. Action required- Show the location of the FDC's for each building and a hydrant within 100 feet.
Acknowledged. FDC locations to be determined at time of Final Development Plan submittal of each lot. Hydrant locations provided in general vicinity of expected utility connections.