

November 8, 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.

Engineering

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 of occupancy.

Response: 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).

Response: 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.

Response: Acknowledged

4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements

Response: Acknowledged

Traffic

1. Plan Set: Confirm the dumpster location can accommodate collection.

Response: Acknowledged, a trash turning movement has been included with this submittal

2. Plan Set: Confirm adequate sight distance is available at all intersections and not in conflict with proposed landscaping.

Response: Site triangles have been added to the landscape plan. Shrubs and in the right of way will need to be maintained so the height of the lowest branch does not obstruct site distance

3. TIS: Review all intersections within the study area for turn lane requirements, per the City's AMC.
Response: Acknowledged, revised TIS has been included with this submittal which provides que length recommendations for the study area
4. Plan set: Throat length should be extended to meet the City's AMC, per the TIS recommendation.
Response: Per the revised TIS, the throat length does not meet the AMC. However, the study analysis shows only an expected queue length of 25ft. Therefore, we request a variance to this requirement to allow for the 50ft length as shown in the plans.
5. Plan set: Driveway width shall be expanded to meet the City's AMC, per the TIS recommendation.
Response: Acknowledged, the driveway widths have been expanded to meet the minimum requirements
6. Plan set: Curb radii shall be designed per the City's Design and Construction Manual (DCM), per the TIS recommendation.
Response: Acknowledged, returns have been updated to meet the minimum requirements
7. TIS/Plan Set: The driveway connection to proposed Lucky Road does not meet the City's minimum spacing requirement per the AMC (300' min.). While queue lengths are not projected to be in conflict with the proposed C-Store, future development is expected to the north, funneling additional traffic to the proposed signal.
Response: Acknowledged, per discussions with City Staff and overall developer, Lucky road will be revised to have a median which will restrict the proposed driveway to right in/right out movements.
8. The improvements expected on Colbern are planned partially in MoDOT R/W. Please have MoDOT review this development and approve the recommended/planned improvements to Colbern.
Response: Scope of study was approved by MoDOT as requested, see attached email. Overall developer should coordinate with MoDOT regarding the proposed improvements on Colbern and Rice.

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, information will be provided as part of the building permit plans
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, information will be provided as part of the building permit plans

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