



January 20, 2023

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 November 03, 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,



Julie Sellers

Planning Review

1. Please provide 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. I can see where the landscaping plan show the vegetative screening but am still not seeing details of the trash enclosure itself. If I have missed it in the plans, please identify the sheet number
 - **Architectural plan sheet of trash enclosure has been added for reference. See sheet L1.3**
2. Provide the manufacture'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.
 - **Manufacture's spec sheets have been provided for exterior lighting.**
3. Provide details for height of the proposed parking lot light poles
 - **A detail has been added to the lighting sheet.**

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.

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)

10/19/22 – acknowledged in letter. To be field verified.

- **Architectural plan sheet of generator screen has been added for reference. See L1.4. There are no ground mounted condensing units.**

Engineering Review

1. Sheet C2.0: Delete all removal information associated with the removal/replacement of the public storm sewer across SW Arboridge Drive. It will be included on the public storm sewer plan set.
 - **Callouts removed from Sheet C2.0.**
2. Sheet C9.0: Revise the Sta. 10+33.49 and Sta. 10+57.38 labels in Profile view to reference 90-degree bends as shown in plan view.
 - **Revised callouts to correct bend angle.**
3. Sheet C9.1: Show the fire line / domestic line crossing near Sta. 18+40 in profile view
 - **Crossing pipe added to profile.**
4. Sheet C9.2: Revise the Sta. 20+00.00 label in profile view to indicate connecting to the tee installed with water line 1.
 - **Callouts revised to reference connection to tee installed with water line 1 as requested.**
5. Sheet C9.4: Revise the Sta. 30+00 label in plan view to indicate connection to Water Line 1 rather than the existing main and the Sta. 30+18.82 & Sta. 30+30.55 labels in plan view which appear switched.
 - **Revised callouts**
6. Sheet C9.5: The profile included is for Line 1, not Line 3. Please Revise.
 - **Revised to show correct profile for line 3.**
7. Sheet C7.0
 - ST 1-1 does not appear to have adequate separation from the existing water line. Please Evaluate and revise as needed.
 - **Adjusted ST 1-1 to increase separation between existing water line and proposed manhole to 10' horizontal distance.**
 - Show the existing water / storm crossing just downstream of ST 1-1 and the sanitary / storm crossing between ST 1-1 & 1-2 in profile view.
 - **Storm crossing added. Assumed location of existing water line shown in profile view. Note this is an assumed elevation as the**

existing water line depth is unknown. Separation is assumed to meet city requirements as proposed storm line is being placed at the same depth as the existing CMP pipe.

8. Sheet C7.7: Public Storm sewer will require a separate set of plans. Please include storm sewer and inlet calculations for the public storm sewer in the plan set. I do not have any comments on the storm sewer design.
 - **Separate Storm plan set provided and public plan and profile sheet was removed from FDP plans.**