



March 3, 2023

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

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

We are responding to your comments dated February 17, 2023, 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. Can the eastern sidewalk be connected to the public sidewalk adjacent to MO-150? This will provide a more direct pedestrian route to / from the front entrance and better promote a sense of walkability.
 - **As this is a partially secure facility that houses adults with failing memories ownership wants all pedestrian traffic to go through the front door. The sidewalk to MO-150 on the west side was a condition of the Fire Chief. From an operational state point ownership does not want any more access to the back of the building than is absolutely necessary.**
2. Please update the site plat to reflect the new two lot configuration.
 - **The plan set has been updated to show the internal lot line. See sheet C3.0**

Engineering Review

1. 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**
2. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
➤ **Acknowledged**
3. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
➤ **Acknowledged**
4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap, and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$xxx.xx
➤ **Acknowledged**
5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
➤ **Acknowledged**

Fire Review

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.
➤ **Acknowledged**