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08/15/2023

Scott Ready  
Project Manager

Re: Clover Communities – Lee’s Summit Senior Living 7/28/2023 Comments

File: F53.519.002

Dear Mr. Ready:

We are in receipt of your review comment letter dated July 28, 2023 and would like to offer the following responses to the comments:

**Analysis of Commercial Rezoning with Preliminary Development Plan:**

1. *Rezoning Map – On sheet G-100 please increase the line weight for the boundary of the rezoning to improve readability.*

**Response:** The line weight has been increased.

2. *Acreage – In the site data table please list the total acreage of the project in feet and acres.*

**Response:** The site acreage is now shown in feet and acres.

3. *Oil & Gas Wells – Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present, please add a note stating so and cite your source of information.*

**Response:** A note has been added to C-100 stating that there is no oil or gas wells per the Missouri Department of Natural Resources GIS site.

4. *Sidewalks – Please provide a sidewalk connecting the proposed project to the public sidewalk along NE Douglas St.*

**Response:** A sidewalk has been added.

5. *Building Elevations – Please provide architectural elevations with the building height and dimensions labeled.*

**Response:** Revised elevations have been included with this resubmission.

6. *Buffer/screen requirements - Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890 of the UDO. In this case the project abuts PO zoned properties on the west and south property lines. This will require medium impact screening buffers.*

**Response:** The existing site is wooded and where possible, the existing vegetation will be left in place to provide the required buffer. In areas where this is not possible, buffers have been added. These include added landscaping on the west and east property lines and a 4' fence along the top of the pond berm.

7. *Number of Parking spaces - You are requesting nearly a 40% reduction in provided parking. Please provide justification for such a drastic reduction.*

**Response:** Clover has many similar facilities and has found that a parking ration of 1:1 is adequate for its tenants. We have increased this ration to 1:1.2 to accommodate peak days around holidays to accommodate additional visitors during these times. It has been found that when more than this is provided, there are many spaces not utilized. To minimize stormwater impacts we try to keep the number of parking spaces provided to what our tenants will actually use.

8. *Accessible Parking Space Clearance - Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. Will the ADA garage meet this requirement?*

**Response:** Yes

9. *Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.*

**Response:** The accessible parking spaces will comply with the Federal ADA requirements.

10. *Signs - All signs must comply with the sign requirements as outlined in the sign section of the ordinance.*

**Response:** The site sign will comply with the requirements outlined in the sign section of the ordinance. A detail of the general sign structure has been added to the plans.

11. *Airport Zones - For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.*

**Response:** FAA Form 7460 will be filled out and submitted. A copy of the FAA's determination will be forwarded to the City once received.

12. *Platting - This property requires platting prior to the issuance of building permits.*

**Response:** Acknowledged.

13. *Four-sided architecture - All sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back-side presentation. Please ensure the building materials are carried to all elevations of the building.*

**Response:** Stone and trim elements have been extended to be visible from all four sides of the building.

14. *Offsets – Horizontal and vertical breaks shall be provided on all sides of buildings to provide architectural relief and may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc. As proposed the building present a very flat façade. The only breaks in the façade are the balconies. Please propose additional architectural elements to meet UDO standards.*

**Response:** Bump-outs' have been added for additional relief, as well as extended trim and color patterns to reduce the amount of flat and/or blank wall spaces

15. *Building materials – The proposed vinyl siding is not a common building material currently utilized on similar deplanements within the City. Please provide additional details and a sample of the proposed product to be used.*

**Response:** A heavy gauge vinyl has been selected, similar to a previously approved project.

16. *Building materials – The proposed wood gates on the trash enclosure are not an approved material. Trash enclosure shall be constructed of masonry walls with either a solid steel opaque gate painted to be compatible with the color of the masonry walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.*

**Response:** The trash enclosure gates are now shown to be steel framed with chain link fabric and privacy slats.

17. *Parking lot design - 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.*

**Response:** The dumpster approach pad has been lengthened to 30 feet and the pad section will meet the City's standard.

### **Engineering Review**

1. *The "Preliminary Stormwater Management Plan" dated Jul. 11, 2023 appears acceptable, but was missing an analysis of the downstream system to ensure the proposed detention basin will not increase flooding issues downstream. Please analyze the drainage basin to a point just upstream of the triple 8' by 6' box culvert at Tudor Rd. to ascertain the*

*proposed detention facility will not create flooding issues downstream of the project due to timing of the peak flows.*

**Response:** A downstream analysis has been added to the Preliminary Drainage Report.

2. *Private fire line connection is shown with a tapping sleeve which is not allowed within the City of Lee's Summit. Please specify a cut-in tee at the 12-inch public main.*

**Response:** The tapping sleeve and valve callout has been replaced with a note calling for a cut in tee.

3. *Please callout the 12-inch main on the east side of Douglas St. where the new connection is being made.*

**Response:** A label has been added calling out the existing 12 inch main.

4. *A backflow vault shall be required on the west side of Douglas St. It shall be located outside of right of way and outside of public easement. It shall include a gate valve prior to the backflow vault denoting the end of the public system. The water meter for domestic consumption may be tapped prior to the gate valve. Please revise as appropriate.*

**Response:** A backflow vault and gate valve have been added for the fire service. A Tee has also been added for the domestic service.

5. *Domestic water service was not shown. Please refer to comments above for specific information regarding the water meter and its placement in relation to the fire line. Please revise as appropriate.*

**Response:** A separate domestic service has been added.

6. *Private sanitary sewer was shown at an inadequate slope. In general, a 1% slope is required, but in no case should it be less than 0.6%. Please review and revise as appropriate.*

**Response:** The slope of the proposed sanitary sewer has been increased to 1.0%

7. *Please show the location of the existing 16-inch major distribution line along Douglas St. and provide notes stating this line shall not be connected to the fire line or the domestic water line serving the project. Only the 12-inch public distribution line shall be utilized.*

**Response:** The 16-inch main has been labeled along with a note stating that it is not to be connected to.

8. *Please show in concept form the location of the off-site public sanitary sewer line, and the ultimate connection point along Commerce Dr. A plan view is sufficient in this instance.*

**Response:** Routing of the future offsite sanitary sewer to the existing municipal main on Commerce Drive has been added to C-100

9. *Where is the emergency spillway for the detention basin? It should be located as close to the existing stream as possible and should be located so emergency overflows do not have an adverse impact on adjacent property or future development.*

10. **Response:** An emergency Spillway is now shown. It outlets in-line with the existing drainage channel.

#### **Traffic Review**

1. *The radii on Douglas needs to be 35 FT to meet City Standards. Please revise.*

**Response:** 35' Radii create a long/wide curb cut. The plan uses 28' radii as called for in the IFC for aerial apparatus access roads and provides adequate room for a 46' fire truck. This better matches the existing radii for the school entrance and will provide a better-defined entrance. Due to the grade differential of the road and proposed site and the sweeping geometry of the entrance drive, we request to be allowed to use the 28' radii as shown.

2. *The City would like to have a southbound turn lane built on Douglas in coordination with the required northbound left turn lane at the High School driveway. It would be beneficial to have the work done at the same time as your improvements to Douglas. A development agreement would be required to define the process for City review, approval and payment to Developer for this southbound left turn lane. Please include a planned alternate for the southbound left-turn lane that would be considered by the City in a development agreement for construction.*

**Response:** The revised plan now shows north and south bound left turn lanes. We will continue to work with the City on the final configuration as the plans are developed.

3. *Gates are required at the southern entrance on Douglas for the Emergency Access Driveway.*

**Response:** Crash gates are shown at both ends of the southern entrance on C-102.

4. *Turn Lane shall be 200 FT per standard.*

**Response:** We request to be allowed to provide a 150' NB left turn lane do to the limited traffic that will be generated from the proposed facility. At 150 feet, it will provide enough stacking for 30+ minutes of traffic turning into the site. The added SB left turn lane is shown to be 200'

5. *Improper tapers are shown both NB and SB for the left turn lane. NB taper should be 150 FT with reserve curve. The taper for SB traffic should have a minimum of 50 FT tangent on the opposite side of the turn lane.*

**Response:** The plan originally showed 150' reverse curves on the NB left turn lane bay taper. A 150' radius has been added to the NB lane shift taper. The 50' tangent was not included to avoid the Tudor Road intersection tapers. The plan has been updated to show a SB left turn land and TWLTL between the proposed entrance and Tudor Road. We will continue to work with the City on desired layout during the road work plan development.

### **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.*

**Response:** Acknowledged.

2. *Show turning movements for a 44' straight truck.*

**Response:** Our Modeling software does not have a 44' fire truck to model. To be conservative we have modeled a 46' E-One Emergency One Ocala FL fire truck.

3. *D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.*

*How will this be met?*

**Response:** The balconies on the North, West and South sides will be approximately 31 feet from the 26' wide aerial apparatus access road that goes around the perimeter of the building. It is our understanding that this is acceptable to the Assistant Fire Chief.

4. *IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.*

*Confirm with Water Utilities there is adequate fire flow per IFC Table B105.1(2) for a 142,300 square foot VA or VB building, with a 50% reduction for having an automatic sprinkler system.*

**Response:** Per Table B105.1(2) and Type V-A construction a fire flow of 6,750 gpm is required. Applying a 50% reduction for sprinklers, the required fire flow is 3,375 gpm. Per

the hydrant flow test that we were provided, there is an available fire flow of 3,756 gpm with a residual pressure of 20psi.

5. *IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.*

*The proposed utility plan does not meet this requirement.*

**Response:** Fire hydrants have been added to provide a fire hydrant within 300' of any point on the building.

6. *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.*

**Response:** The proposed FDC location is now shown on C-104. It is within 100' of a fire hydrant and we are calling for a 4" Storz connection.

7. *IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.*

*Confirm a 75,000-pound load capacity for Standard Pavement.*

**Response:** the fire apparatus access road will be capable of handling a 75,000 load.

If you have any questions, please feel free to reach out to me anytime.

Sincerely,

C&S ENGINEERS, INC.

Eric Daniel

EJD