



May 14, 2024

City of Lee's Summit
Attn: Grant White
220 SE Green
Lee's Summit, MO 64063

Subject: Diventures of Lee's Summit – Commercial Preliminary Development Plan

The following comments for Diventures of Lee's Summit – Commercial Preliminary Development Plan were received by the Lee's Summit Missouri Development Services department on May 10, 2024. Each comment is followed by a response shown in ***bold italics***. Please feel free to contact me should you have any questions.

Comment/Response

Planning Review

1. Please provide clarification on if RTU or ground-mounted mechanical equipment will be installed, and specifics of screening materials. Some form of extern screening of what is assumed to be ground-mounted equipment is depicted on architectural renderings but not shown on civil set.

Civil plan sheet C102, keynote 13, has been revised to clarify installation of a "screening fence" in place of a "screening enclosure". Keynote 13 also specifies that the proposed screening fence will be per architectural plans & details. A cross section of the screening fence has provided as a separate attachment for reference.

Sheet C301 has been revised to include additional notes referencing the approximate location of the ground mounted equipment. The layout currently shown within the civil plans indicate a worst-case scenario for the ground mounted equipment footprint.

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 of occupancy.

Noted.

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).

Noted.

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.

Noted.

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.

Noted.

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

Noted, pavement thickness and base requirements shown on Grading Plan match thickness and base requirements outlined in Article 8.

6. 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.

Noted.

7. 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.

Noted.

Fire Review

1. IFC 507.5.1 – Where a portion of the facility or building hereafter constructed or moved into 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 water service shown on sheet C301 has been revised to accommodate the installation of a new fire hydrant assembly. Olsson is proposing a new 6" tap & service lateral off the existing water main to accommodate the fire hydrant assembly. The proposed domestic and irrigation services will stub off the new 6" service lateral.

2. 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.

Noted, 2018 IFC will be followed as design progresses.

We feel these revisions should sufficiently satisfy your comments. However, if you should have any questions regarding our revisions, please feel free to contact me at 417-890-8802 or by email at whoey@olsson.com.

Sincerely,
William Hoey



Olsson
Group Leader / Project Manager