

March 12, 2025

City of Lee's Summit Missouri
Development Services
220 SE Green Street
Lee's Summit, MO 64063

**WATERWAY – LEE'S SUMMIT
PERMIT REVIEW**

Permit No: PRCOM20242774
Project Title: WATERWAY CARWASH
Project Address: 1000 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 51800043000000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 11
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: WATERWAY CARWASH – NEW CAR WASH WITH FUELING STATIONS AND CONVENIENCE STORE

The following are responses to Joe Frogge's comments in (2) emails dated August 12th 2024 and June 14 2024.

1. Complete CPTED design or detailed report.
Response: See below for CPTED report.
2. Receipt of approval from Jackson County Health Department.
Response: Waterway will comply.
3. General Contractor has been listed on the permit.
Response: The General Contractor will be:
Wright Building Systems
1724 Westpark Center Dr., Ste A,
Fenton, MO 63026
4. MEP Sub-Contractors have been listed on the permit.
Response: The MEP Sub-Contractors are listed as follows:
Mechanical: Martin Jetco
Electrical: Reinhold Electric
Plumbing: Pro Design Contractors
5. Name, email address, and phone number of on-site contact.
**Response: Genovevo Ruiz, gruiz@wrightbuildingsystems.com, 636-551-0215
& Brandon Wright, brandonw@wrightbuildingsystems.com, 636-212-2169**
6. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. Action required: Comment is informational. This building has been assigned the address 1000 NW Pryor Rd. Please update your records and inform your client.
Response: Waterway will comply.

Lee's Summit Response

CPTED Report

The following is a detailed report demonstrating Waterway's compliance with the Crime Prevention Through Environmental Design (CPTED) Requirements of Article #9 section 9.210 Convenience Store (Amend. #33) design standards.

- A. Lighting requirements – light levels shall be in accordance with the following standards:
 - 1. Indoor lobby – Light levels of sufficient intensity to provide for high resolution video data recording from the digital video surveillance cameras in accordance with the camera manufacturer's specifications.
Response: Waterway will provide lighting levels in accordance with the camera manufacturer's specifications.
 - 2. Outdoor – Minimum lighting levels of 5 foot-candles shall be maintained at the stores entrance or shall be sufficiently lit to provide for high resolution video data recording of outside activity within 50 feet of the store entrance.
Response: Waterway will provide minimum lighting levels of 5 foot-candles at the store entrances.
 - 3. Pump Islands – Under-canopy minimum lighting levels of 10.0 foot-candles with a maximum of 30.0 foot-candles shall be maintained at each pumping station.
Response: Waterway will provide lighting levels in between the 5 and 30 foot-candles requirement.
- B. Video surveillance camera(s), two-color digital high definition, required:
Response: Waterway will provide two-color digital high definition cameras.
 - 1. To maintain view of the cash register counter.
Response: Waterway will provide camera to maintain view of the cash register counter.
 - 2. To maintain view of all public and / or employee entrances into the building / tenant space.
Response: Waterway will provide camera to maintain view of all public and / or employee entrances into the building.
 - 3. To maintain view of customers leaving via a door mounted pin hole camera, to be positioned at a height of between 4 and 5 feet from the bottom of the door.
Response: Waterway will provide a door mounted pin hole camera to maintain view of customers leaving. The camera will be positioned at a height of between 4 and 5 feet from the bottom of the door
 - 4. Capable of providing a minimum storage of 30 days of video surveillance data.
Response: Waterway will provide a data storage system capable of storing a minimum of 30 days of video surveillance.
- C. Alarm system required.
Response: Waterway will provide an alarm system.
 - 1. Alarm system shall be monitored off-site.
Response: Waterway will provide off-site alarm system monitoring.
 - 2. Silent panic alarm shall be provided at each cash register.
Response: Waterway will provide a silent panic alarm at each cash register
 - 3. Employee shall be provided a remote alarm to wear on their person.
Response: Waterway will provide each employee with a remote alarm to wear on their person.
- D. Automatic door lock required. An automatic door lock capable of being locked from the cash transaction counter shall be provided.
Response: Waterway will provide an automatic door lock capable of being locked from the cash transaction counter
- E. Visibility maintained.
 - 1. Unobstructed line of site shall be maintained at all times from the cash register to the front door.
Response: Waterway will provide an unobstructed line of site from the cash register to the front door at all times.
 - 2. Window areas shall be free from posters, flyers and other such visibility blockers.
Response: Waterway will maintain all window areas free from posters, flyers and other such visibility blockers
 - 3. Displays set up in front of the window area, inside or outside, shall not inhibit the view from the front counter or the cash transaction area.
Response: Waterway will not set up displays, inside or outside, in the window areas, that will inhibit the view from the front counter or the cash transaction area
 - 4. The floor are at the cash register shall be elevated a minimum of 6" above the floor grade to assist employee surveillance throughout the store.

Response: Waterway cannot accommodate this requirement as this does not comply ICC A117.1 -2017 accessibility requirements.

- F. Drop safe, bolted to the floor shall be required.
Response: Waterway will provide drop safe, bolted to the floor.
- G. Height strips shall be required at each public entrance in direct view of employees.
Response: Waterway will provide height strips at each public entrance in direct view of employees.
- H. "No Loitering/trespassing" signs shall be posted at the front entry to the building.
Response: Waterway will provide "No Loitering/trespassing" signs at the front entry to the building.
- I. Annual review required.
 - 1. An annual review of security measures shall be performed by each establishment with assistance from the Police Department.
Response: Waterway will comply
 - 2. In the event of a robbery, the establishment where the robbery occurred shall, within 15 days of the event, schedule a review of the security measures with the Police Department to determine steps to be taken to help deter additional robberies including, but not limited to, adding surveillance cameras, adding new lighting or increase the amount of existing lighting, requiring a minimum of two employees on a given shift.
 - 3. Response: Waterway will comply
 - 4. In the event of an additional robbery where the Police department's recommendations have not been implemented from the previous robbery, grounds may exist for revocation of the business license.
Response: Waterway acknowledges.

Please feel free to give me a call if you have any questions.
Respectfully submitted,



Jay Schoessel
Principal
Architextures SP