

October 15th, 2025

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

**RE: PL2025232
Five Four Drafthouse – Oldham Village
101 SW Oldham pkwy, Lees Summit, MO 64081**

We are responding to your comments dated September 16th, 2025, and are submitting with this letter revised plans and other required documents. Please find the original comments copied from marked up pdf plans 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,

A handwritten signature in black ink, appearing to read "Chris Cahalan".

Chris Cahalan, PLA, ASLA, LEED AP

Planning Review

1. Revised the legal description on Sheet C100 to reflect the site's lot number (Lot 4) from the recently recorded Oldham Village, 1st Plat
The legal description on Sheet C100 has been updated to reflect the lot number.
2. The land use table on Sheets C100 identifies the subject site as 2.50 acres in size. Per the recorded plat, the subject site is actually 2.67 acres (116,244.78 sq. ft.). Revise the land use table to reflect the actual lot size.
The land use table on Sheet C100 has been updated to 2.67.
3. Add a note to the plans regarding the site's location relative to the 100 year-old floodplain. Cite the FIRM Panel information used to make the determination.
Note added to site plan stating the determination of the property in Zone X per the FIRM map.
4. 1) The southern lot boundary labeled as 302.81' in length does not match the recorded plat showing the length of 302.98' in length for the same segment. Revise to reflect the correct length.
Southern Boundary label on Sheet C300 has been updated to 302.98"

2) The arc length and radius for the front property line doesn't match the recorded plat. Revise to reflect the correct length and radius.

The arc length on Sheet C300 has been updated to 235.78' and radius has been updated to 600.00.

5. 1) Label the ROW width for SW Oldham Pkwy. Variables ROW width can be labeled as such.

ROW has been called out for SW Oldham Pkwy and SW Fieldhouse Crossing.

2) Revise the name of SW Fieldhouse Drive to SW Fieldhouse Crossing.

Revised the name of SW Fieldhouse drive to SW Fieldhouse Crossing on Sheet C300.

6. Label and dimension the existing sidewalk along SW Oldham Pkwy.

Label and dimension for sidewalk is on Sheet C300.

7. Show the accessible route (with labeled slopes and cross slopes) from the ADA parking spaces loading aisles to the building.

Additional slopes and cross sections added to C501 to show accessible route.

8. Label the 10' U/E along the lot's SW Oldham Pkwy street frontage.

Labeled the 10' U/E on Sheet C300.

9. All driveways and internal drive aisles serving two-way traffic shall have a minimum pavement width of 24' (excluding curb and gutter). This includes all internal drive aisles flanked by landscape islands on one or both sides.

Site plan linework and dimensions have been updated on Sheet C400.

10. Notes near the northeast and southwest corners of the site indicates a transition from CG-2 curbing to Ribbon curbs.

- 1) The UDO requires CG-1 curbing to be used along the perimeter of the parking lot. CG-2 curbing is not allowed.

GC-1 Curb had been removed and temporary asphalt curb has been proposed.

- 2) Ribbon curb is not allowed a permanent or temporary curbing around the perimeter of the parking lot. Temporary, Straight-back asphalt curbing is allowed under the UDO along areas where Parking lot will be expanded in the future, but ribbon curb is not allowed.

Asphalt curbing has been added to Sheet C400.

11. 1) The easternmost parking bays flanked by a drive aisle on the west side have no island on their west ends. The UDO requires landscaping island to be located at the end of every parking bay between the last parking space and an adjective travel aisle or drive way. Revise to meet standard.

Per communication with the City Planning Manager & Project Manager, the layout of this area has been revised to match the approved overall development. This includes the addition of the landscape isle, per Sheet C400.

2) Tree planting areas shall be no less than 10 feet in width. No trees shall be located less than 4 feet from the back of curb. Not all of the trees landscape islands meet the minimum 10' width requirement. Revise to meet standards.

Parking lot islands have been updated to meet a minimum of 10' landscape width as shown on Sheet C400

12. The roof plan (Sheet A5) indicates that the building will have a lowered roof with high parapets to provide the required screening. Take into account the added height for the RTUs from the curbs on which they will be mounted to ensure that the parapets are of sufficient height to provide full height screening on all sides.

Architecture building elevations have been updated.

Engineering Review

1. Sheet C702: Standard duty asphaltic concrete shall be KCMMB
KCMMB specs called out in Detail Sheet C702.

2. Sheet 401:

a. Water meter shall be located as close to the water main as possible, and within an easement.

Water meter has been relocated to nearby island.

b. Backflow vault should be placed within a non-paved area and outside any public easement. It would appear there are alternatives, and these should be explored.

Backflow vault has been moved to within the building and will be detailed in MEP plans.

c. Sanitary sewer main (i.e., the public main) is not clear on the plans because it ends before the connection is shown within the streets. Show the public main on the plans within the streets.

Sanitary Sewer main has been updated in Sheet C401 to show the main going to the streets.

d. Sanitary service line shall be connected to the public main with wye connection, not saddle tap as indicated on the plans.

Connection has been updated with a wye.

e. Show how the backflow vault will be drained via sump. You can drain the vault with small diameter pipe connected to daylight or storm structure, or a sump pump can be installed.

Backflow vault has been moved to within the building and will be detailed in MEP plans.

3. It appears the ADA-accessible ramps and ADA-accessible route across the commercial entrance to the site was not provided. Provide these details, and ensure "wing" are not shown for the public ADA-accessible ramps (i.e., make a straight in approach and grade to the sidewalk using earth). You may use wings on the private portions as shown on the plans.

The sidewalk parallel to SW Oldham Parkway is being constructed by the master developer and the Street and Storm plans have been approved by Gene Williams

dated 05/06/2025. Please reference Sheet C.215 from that approved set for ADA information.

4. Show the extensions of subgrade stabilization and aggregate base extending a minimum of 1-foot beyond the back of curb. This can be done graphically or via a note near the standard details for curb and gutter.

1' extension is shown on the paving detail on Sheet C702.

5. Provides an itemized and sealed cost estimate for the sitework associated with the project.

Cost estimate will be included with the resubmittal.

Fire Review

1. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be 4 inch Storz type fitting and located within 100 feet of fire hydrant, or as approved by the code official.

Show location of the FDC

FDC callout added to plans.

2. 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.

The fire lane access shall support 75,000-pounds.

Acknowledged.