



October 30th, 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 October 22nd, 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. Update the vicinity map. It shows the project site as being in northern Kansas City. The vicinity map lists the correct Section Township Range for the site, but the range is incorrectly labeled as 33W (instead of 31W) in the plan title to the left. Revise.
Vicinity map has been updated and range has been updated to correct 31W.
2. SheetC400 labels SW Fieldhouse Crossing as having 64' of right-of-way width SW Fieldhouse Crossing is a named private drive/street (not a public street) and therefore does not reside within any dedicated right-of-way. The private drive/street resides within a platted common area tract (Tract D) that is 57.48' wide at its western boundary and 57.43' at its eastern boundary. Revise, label and dimension accordingly.
Note has been updated to state Tract D width rather than right-of-way.

3. Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The new landscape strip added to the row of parking at the northwest corner of the site is shown on the landscape plans as having a tree planted in it. The strip doesn't meet the minimum 10' width for a tree planting area, nor does it meet the requirement that no trees be located less than 4' from the back of curb. The strip is 6' wide and the tree is planted about 2'-9" from the back of curb. The strip can keep its current dimensions if planted with shrubs in this area rather than a tree.

Landscape island has been updated on sheets L201 and L202. The proposed tree has been removed and the island has been planted with shrubs.

Engineering Review

1. In response to previous comment concerning backflow vault, the backflow device was noted as being relocated to the building. However, the building is greater than 50 feet from the main, and the backflow device shall be placed outside the building in accordance with the previous comment letter. This requirement is to safeguard the public water system from stagnation and bacteria buildup. Relocated the backflow vault in accordance with the previous comments. Ensure there is a way to drain the backflow vault, and show how it will be drained on the plan view via notes and linework

Backflow device has been put back outside in an island. Vault will gravity drain to the near storm sewer inlet. Plans have been updated to reflect changes.

2. The note "W03" notes the extension of 12 feet of copper line for irrigation, but is shown overlain over the fire line implying this line will be connected to the fire line which is not allowed. Provide additional notes about placing the backflow preventor inside the building and show the line independent of the incoming fire line (i.e., show a separate line to represent this stub from inside the building, and provide notes stating the backflow device shall be provided within the building for the irrigation system.

Irrigation line has been updated to be independent of the fire line and note added regarding the backflow device provided within the building.

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.

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.

Parking lot depth meets Lee's Summit requirements for 1.5" on 5" asphalt.