



**KAW VALLEY ENGINEERING, INC.**

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November 19, 2025  
A25D2009

Grant White, Project Manager  
220 SE Green Street  
Lee's Summit, Missouri 64063

**RE: Final Development Plan Review (Application No. PL2025287)  
Smalls Sliders – 101 SW Oldham Pkwy, Lee's Summit, MO 64081**

Mr. White:

On behalf of the developer, Mark Parretta, we are responding to the Final Development Plan review comments received Friday October 31, 2025. All responses are listed below in **bold** for clarity.

**Planning Review**

1. PROPERTY BOUNDARY INFORMATION. The labeled dimensions for the east and south property lines don't match the plat. **This has been corrected on all sheets.**
2. ADA ACCESSIBLE ROUTE. Label the accessible route from the accessible parking space to the building entrance. Label the slopes and cross-slopes of the route. **An additional grading plan sheet has been added to show ADA path, slopes, and widths.**
3. SIGNAGE. Review and approval of all proposed signage is done under separate cover by submitting for sign permit approval through the following website:  
<https://devservices.cityofls.net/Account/Logon>. All documents related to the proposed signage are uploaded through said website. **Acknowledged.**
4. LANDSCAPE PLAN -- PLANT SCHEDULE. Burning Bush is classified as an invasive plants species in Missouri. Replace the proposed Burning Bush with a different deciduous shrub. **The burning bush was shown on the approved preliminary development plan for Oldham Village Phase I. I have chosen a different species for the Smalls Sliders landscape plan.**

5. TRASH ENCLOSURE. The detail on Sheet A4.02 calls out the use of composite fencing material as the trash enclosure walls. To comply with City standards, all outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site. **This has been revised and is attached.**

### **Engineering Review**

1. Submit the following:

- The Engineer's Estimate of Probable Construction Costs.

**This has been completed and is attached.**

- The SWPPP and a copy of the MDNR Land Disturbance Permit.

**The SWPPP is in process and it will be submitted as soon as possible along with the land disturbance permit.**

2. Add the following notes to the plans:

- All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.

**This note has been added to the site plan.**

- The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.

**This note has been added to the site plan.**

3. Show and label all utility easements throughout the plan set.

**These are labeled on all sheets.**

4. Label the size of the public water main and sanitary sewer where connections will be made.

**These sizes have been added to the utility plan.**

5. Show the water meter located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. (LS 6901 L. Water Meters). Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer). Domestic service connection to the public water main shall be with corporation stops, use of a tapping sleeve is not allowed. Add City standard detail WAT-11.

**These notes have been added to the utility plan and the detail has been added to the detail sheet.**

6. Add a reducer to the sanitary sewer service line for the stub connection to transition from the existing 6-inch sanitary stub. **This has been added to the sanitary sewer plan & profile sheet.**

7. Add the storm drainage maps and inlet/pipe calculations to the plans.

**A drainage area map sheet with the calculations has been added to the plans.**

8. For storm structure A-2, please verify that the crown of the incoming pipe is at or above the crown of the existing pipe in the structure. Verify that this structure and all other structures are in accordance with APWA Section 5604.5 (Inverts and Pipes) regarding the minimum drop through the structures and all other requirements. **Storm sewer line A has been adjusted to meet these requirements.**

9. Revise the pavement sections to reflect the City’s paving requirements for material type/thickness and base/subgrade requirements. Add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.

- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

**The pavement sections on the detail sheet have been revised to reflect this comment.**

10. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. The City standard detail does not show this, so please provide either a standalone curb detail or add the curb detail to the typical pavement section. **The pavement sections on the detail sheet have been revised to reflect this comment.**

11. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure the plans include all site-specific width/length dimensions, elevation callouts, running slope callouts, and cross-slope points for the construction of ADA-accessible ramps and sidewalks. Include all ADA facilities for access to the building and through the driveway along the right-of-way.

**An additional grading plan sheet has been added to show ADA path, slopes, and widths.**

12. Add a note to the landscape plan that states that only ornamental shrubs or trees may be planted within any easement. **This note has been added.**

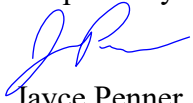
### **Fire Review**

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.**

**Building Codes Review**

1. This review is for site work only. Architectural plans/elevations will be reviewed at building permit process. See PRCOM2028584 **Acknowledged.**
2. Specify water piping materials. Piping from main to 10' past meter must be copper. Materials **Water service line type has been added to utility plan notes.**
3. Provide complete electrical site plan. Must include all circuitry as well as a light pole base detail. **These are attached.**

Respectfully Submitted,



Jayce Penner,  
Project Representative