



April 5, 2021

Mr. Mike Weisenborn, Project Manager  
City of Lee's Summit Development Center  
220 SE Green Street  
Lee's Summit, Missouri 64063

RE: Oakview Lot 4 FDP (City Application # PL2020383)  
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to your comments dated March 30, 2021. Below are your comments, followed by our response (in red).

**Planning Review**

Hector Soto Jr. Planning Division Manager Corrections (816) 969-1238 Hector.Soto@cityofls.net  
No Comments

**Fire Review**

Jim Eden Assistant Chief (816) 969-1303 Jim.Eden@cityofls.net

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.

If there is something you feel does not comply please let us know.

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 pavement sections are provided Sheet 12.

3. Additional fire protection may be required depending on use and interior layout of tenant spaces.

We understand

**Engineering Review**

Loic Nguingiri, E.I. Loic.Nguingiri@cityofls.net

1. On the EOOPCC sheet, please remove the stripping, lighting and non-applicable cost items. Make sure to also revise the proposed size of sanitary sewer lateral and account for the missing cost items (e.g. sanitary cleanout and connection to existing water main).

Opinion of Cost has been updated per email from Mike Weisenborn.

2. Please revise the design cross-slope of sidewalk pavement to 1.5% maximum on applicable construction detail(s) shown on sheet 12.

The design reflects 1.5% max cross slope for public sidewalk and ADA routes. Details on Sheet 12 has been updated.

3. Please provide a stormwater memorandum summarizing the stormwater detention requirements for this site in relation to the proposed improvements. This is needed for our files to demonstrate adequate detention facilities are being provided.

**Enclosed is the stormwater memorandum.**

**Traffic Review**

Michael Park City Traffic Engineer (816) 969-1820 Michael.Park@cityofls.net  
No Comments

**Building Codes Review**

Joe Frogge Plans Examiner Corrections (816) 969-1241 Joe.Frogge@cityofls.net

1. Retaining wall not provided. Deferred to construction per request.  
Action required: Complete retaining wall design must be provided before installation and inspection.  
**The GC will submit prior to installation.**

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,

Ronald L. Cowger, P.E.  
Vice President

Encl.

