



June 14, 2024

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

Re: Home2 Suites By Hilton – PL2024097 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated May 17, 2024. The engineering plans have been revised to address the comments. The original comments are below and follow the order as shown in the review comments. Our responses are in bold, and follow each individual comment.

**Planning Review**

1. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.

**Addressed in separate letter from Rosemann and Associates. FDP plan set includes street perspectives for mechanical screening. See attached at end of this response.**

2. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

**Trash enclosure is included with this plan set.**

3. FAA FORM 7460. Due to the proximity of the proposed development to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the release of a building permit.

The FAA permit is currently being reviewed.

### **Engineering Review**

1. Submit the proposed private waterline easement and public sanitary easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit.

It's our understanding that our client's attorney and the City's attorney are working together to determine the best way to cover utilities, by easements or other methods.

2. Show proposed private waterline easement and all the water main connection locations and type, including valves and restraints. The fire line will be connected with a tee and a valve provided at the BFPD. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain.

It's our understanding that our client's attorney and the City's attorney are working together to determine the best way to cover utilities, by easements or other methods. Fire line is shown connecting at BFPD with valve. BFPD has been shown outside of the easement, there is also a profile showing how the vault sump drains.

3. Show size and location of water service lines and water meters (LS 6901 L. Water Meters). The water meter shall be located outside of the easement shown. The building service line and the irrigation line will each have their own connection to the water main by corporation stop with separate meters. Please note that the City Development Services inspectors do not use the MEP plans to inspect, please add requested information to the civil plans.

Additional information for water meters is now included. It is understood that city inspectors do not use MEP plans, the label still calls out to verify with MEP plans in case of any conflict.

4. Add the City sanitary sewer manhole naming as follows: Existing MH A1 is 16-107 and Existing MH A2 is 16-108.

Sanitary sewer manhole names revised accordingly.

5. Show in the pavement sections and add the following notes to the plans regarding all paving (public and private) must be per Section 2200 of the City Design and Construction Manual.

- 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 concrete note has been added to all pavement sections. Asphalt note is not applicable for these plans because there is no asphalt.

6. Please add a note to the plans stating: "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."

Note has been added to cover sheet under "General Notes"

7. Provide a complete plan for the ADA-accessible ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include details of the sidewalk through the new driveways. Site specific information is required on these ADA plans and generic information will not be sufficient. Specific elevations, slopes, etc. for each location is needed. Also, include all ADA facilities for access to the building. More project specific detail must be provided to review and build the ADA facilities. Add the exact geometric information including dimensions to these plans.

Sidewalk through new driveway now has slope labels. Additional dimensions for ramp length and width have been added to all ADA facilities.

### **Fire Review**

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.

Understood.

### **Traffic Review**

1. The current radii do not meet the City's design criteria for Commercial/Industrial Collector or Local roads. If you are not able to adjust the radii due to storm or other public site restrictions an exception may be allowed, otherwise site approval will not be given to the current design.

Please see attached revised exhibits. A 15' radius will still allow a firetruck to enter and exit these locations without bumping into the proposed curb. The red line shows the wheel paths of each movement shown.

In addition, and as we discussed and mentioned previously, these will function the same as the existing approved entrances on the same private drive that was approved on the plans named "Private Site Development Plans for The Village at Discovery Park Zone 1" and dated 10/18/2023. Exhibit "Approved Drive Entrance Lot 10 & 11 – Right In" illustrates the movement into the shared driveway for lots 10 & 11.

These entrances also function similar to the approved fire access plan of the approved PDP plan. Attached is the revised PDP plan.

### **Building Codes Review**

1. Inadequate information to complete reviews. Specify all utility connections, locations, sizes, materials, meter, interceptor, cleanouts, slopes, etc. (do not treat this as an all-inclusive list). Also, coordinate with MEP design team -plans don't match.

While design-build is an acceptable process, the designs must be complete prior to submittal.

5/15/24 - Only partially addressed and still not coordinated with MEP. As stated earlier, design-build is an acceptable process, but the designs must be completed prior to submittal.

Per phone discussion, the comment regarding plans not matching has been resolved. Additionally, meters, cleanouts, materials, slopes. etc. have been added to the plans where it is applicable.

Please review attached submittal and if there is any additional information needed you may contact by email at [ndixon@crockettengineering.com](mailto:ndixon@crockettengineering.com) or at 573-447-0292.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Nolan Dixon".

Nolan Dixon, EIT

May 17, 2024

Hector Soto Jr.  
City of Lee's Summit Senior Planner  
220 SE Green Street  
Lee's Summit, MO 64063  
(816)-696-1600  
Hector.Soto@cityofls.net



ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

Project Name: Home2 Suites  
Project Address: 251 NE Alura Way, Lee's Summit, MO 64086  
Plan Number: PL2024097

This letter is in response to the Commercial Final Development Plan Applicant's Letter architectural comments dated April 24, 2024. The plans have been revised to address the referenced comments. Our responses are below, **IN BOLD**, and follow the order as shown in the review comments.

#### Planning Review

4. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.

**Per discussions with Hector Soto on Friday May 10, parapets do not necessarily have to match the height of the rooftop mechanical equipment if it can be demonstrated through the use of sight line studies that the roof mounted mechanical equipment is not visible from the public right-of-way, most importantly the equipment is to be screened from view when along Colbern and Douglas.**

**Per the exhibit on sheet A-204, all roof mounted mechanical equipment on the 4-story roof is screened from view without the need of parapet revision.**

**The mechanical equipment on the west side of the building on the 1-story roof is naturally screened from Colbern and Douglas given the building geometry, however, curb mounted mechanical screening is being proposed to screen that equipment from Alura Way and the adjacent hotel unit windows.**

7. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

**See trash enclosure details on sheet AS-102.**

Should you have any questions, please do not hesitate to call.

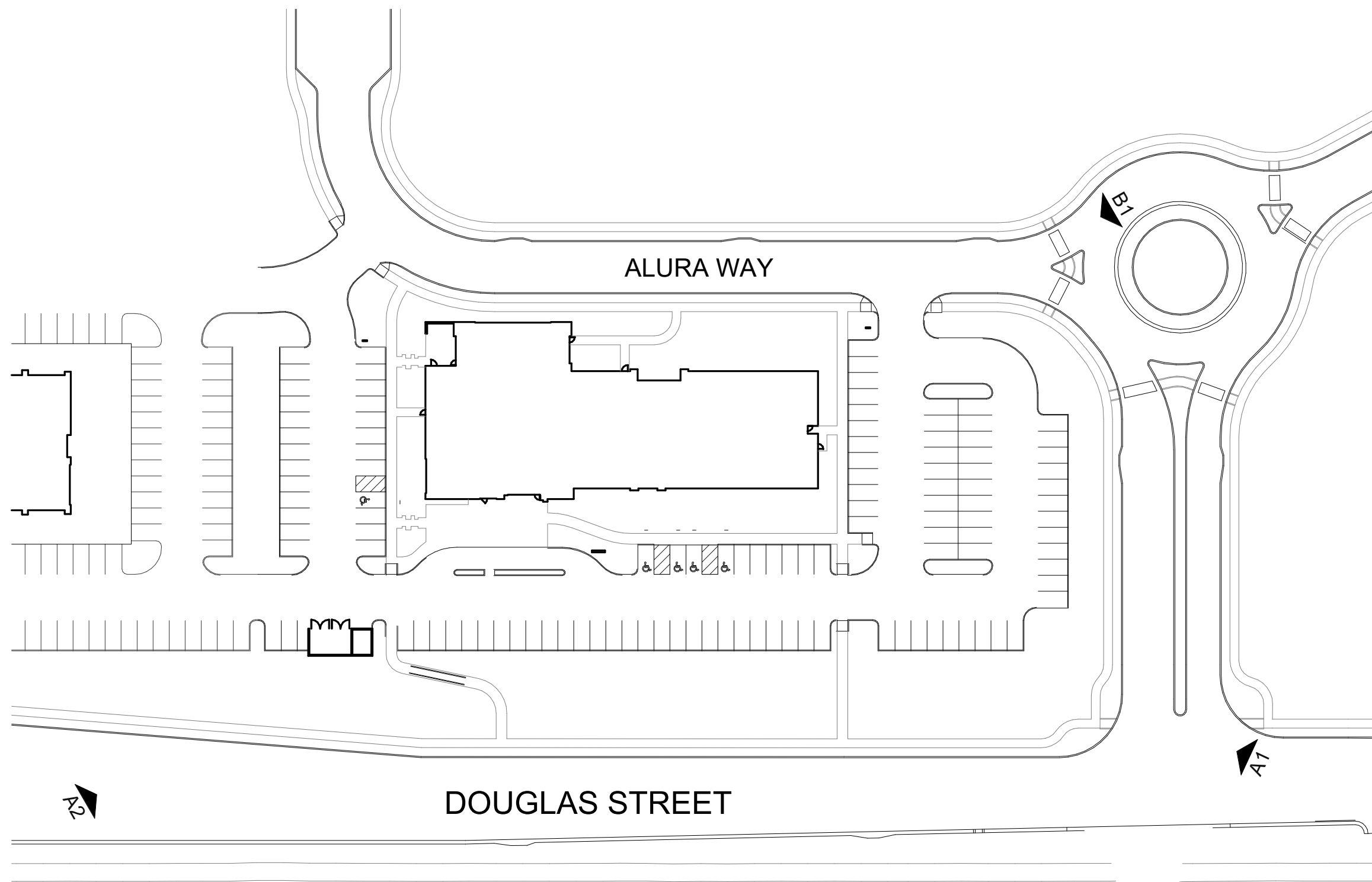
Sincerely yours,

The Village at Discovery Park, Lot 2  
Home2 Suites by Hilton  
FDP Round 1, Architectural Response – May 17, 2024  
Page | 2



**ROSEMANN & ASSOCIATES, P.C.**

816.472.1448.  
A.J. Dolph



B2 SITE DIAGRAM  
1/64" = 1'-0"



B1 SOUTHEAST PERSPECTIVE



A2 NORTHWEST PERSPECTIVE



A1 SOUTHWEST PERSPECTIVE





AS-102



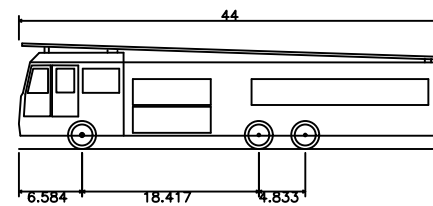
# HOME2 SUITES BY HILTON

## SOUTH ENTRANCE-RIGHT IN

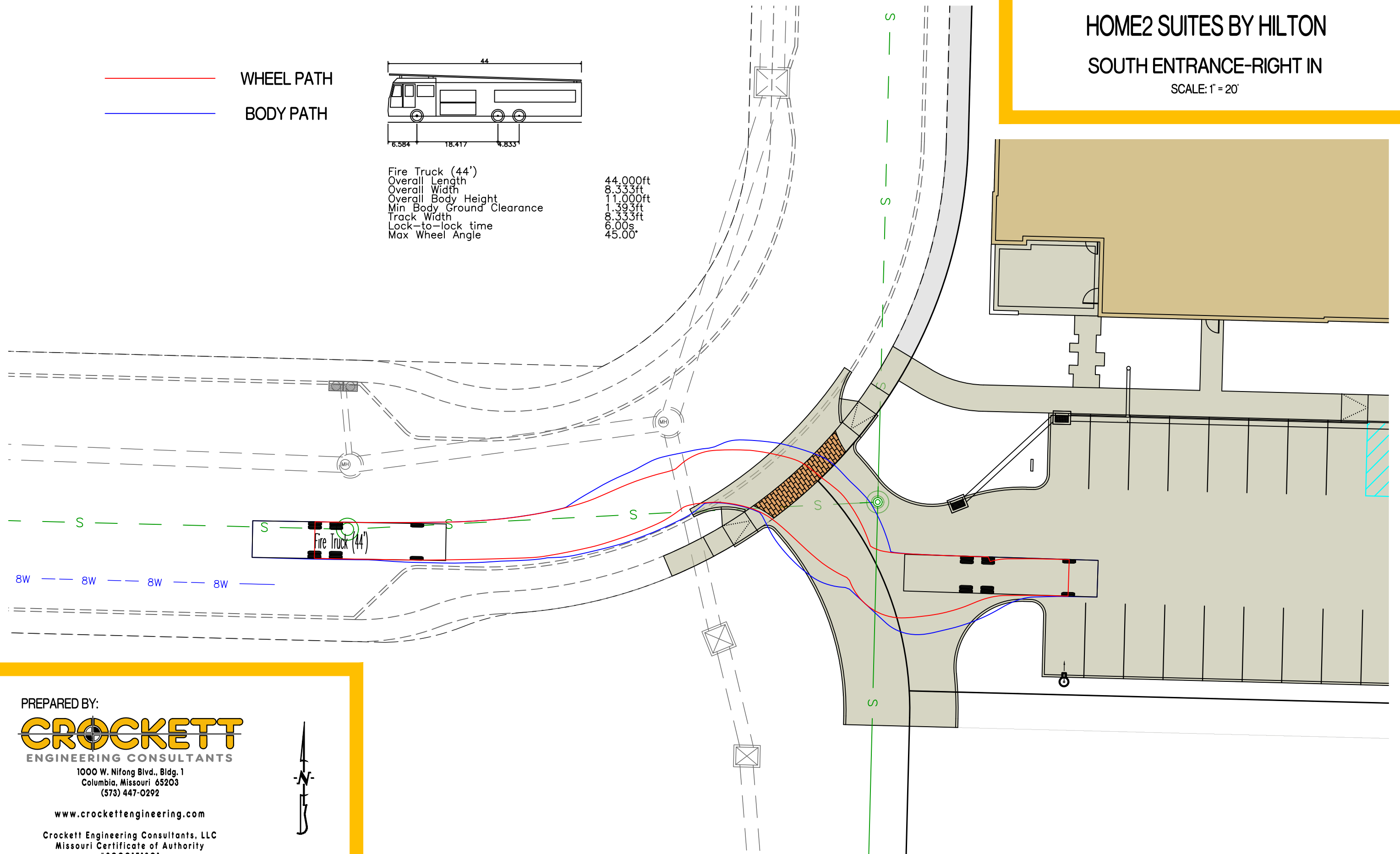
SCALE: 1" = 20'

WHEEL PATH

BODY PATH



Fire Truck (44')  
Overall Length 44.000ft  
Overall Width 8.333ft  
Overall Body Height 11.000ft  
Min Body Ground Clearance 1.393ft  
Track Width 8.333ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°



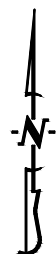
PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292

[www.crockettengineering.com](http://www.crockettengineering.com)

Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000151301

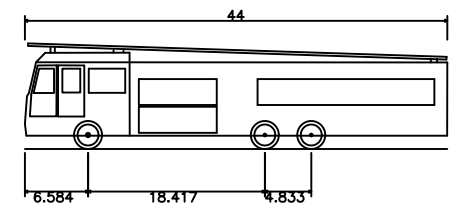


# HOME2 SUITES BY HILTON

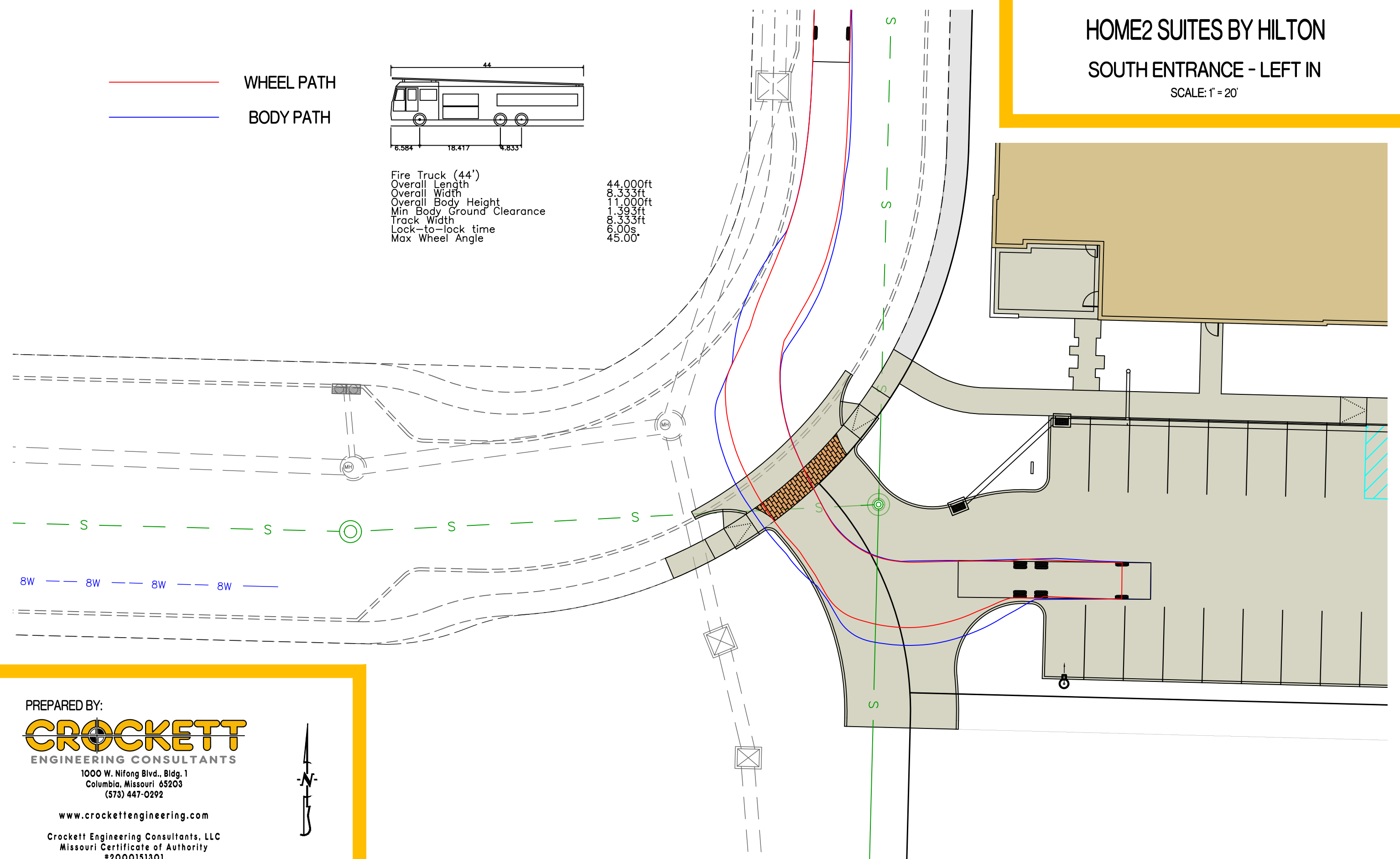
## SOUTH ENTRANCE - LEFT IN

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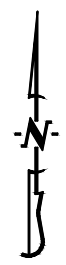
WHEEL PATH  
BODY PATH



Fire Truck (44')  
Overall Length 44.000ft  
Overall Width 8.333ft  
Overall Body Height 11.000ft  
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Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°



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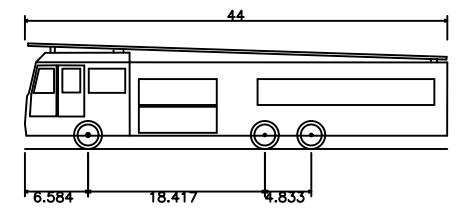


# HOME2 SUITES BY HILTON

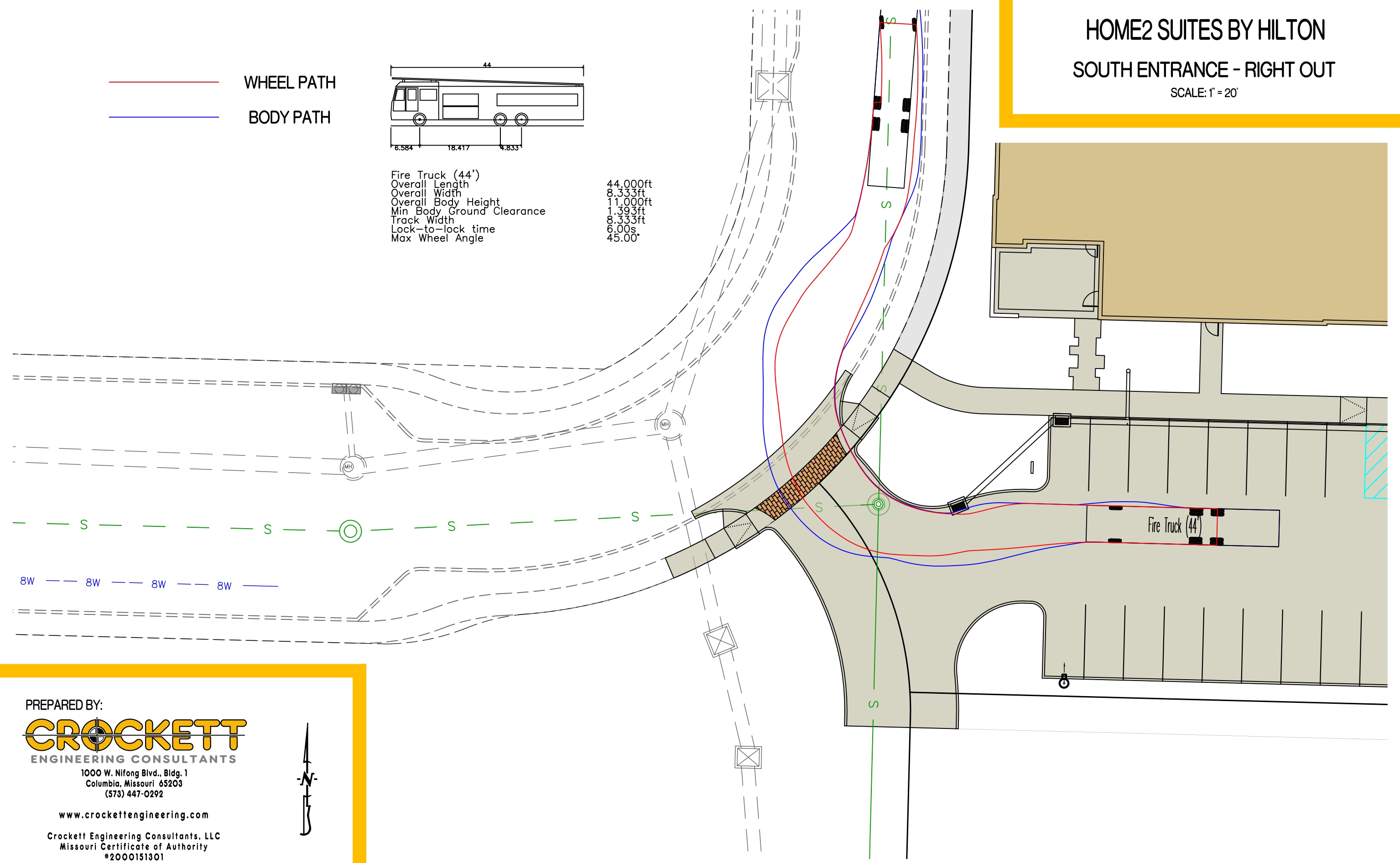
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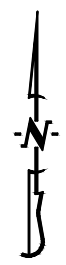
WHEEL PATH  
BODY PATH



Fire Truck (44')  
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Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°



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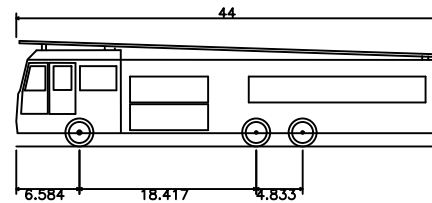
# HOME2 SUITES BY HILTON

## NORTH ENTRANCE - RIGHT IN

SCALE: 1" = 20'

WHEEL PATH

BODY PATH



Fire Truck (44')  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

44.000ft  
8.333ft  
11.000ft  
1.393ft  
8.333ft  
6.00s  
45.00°

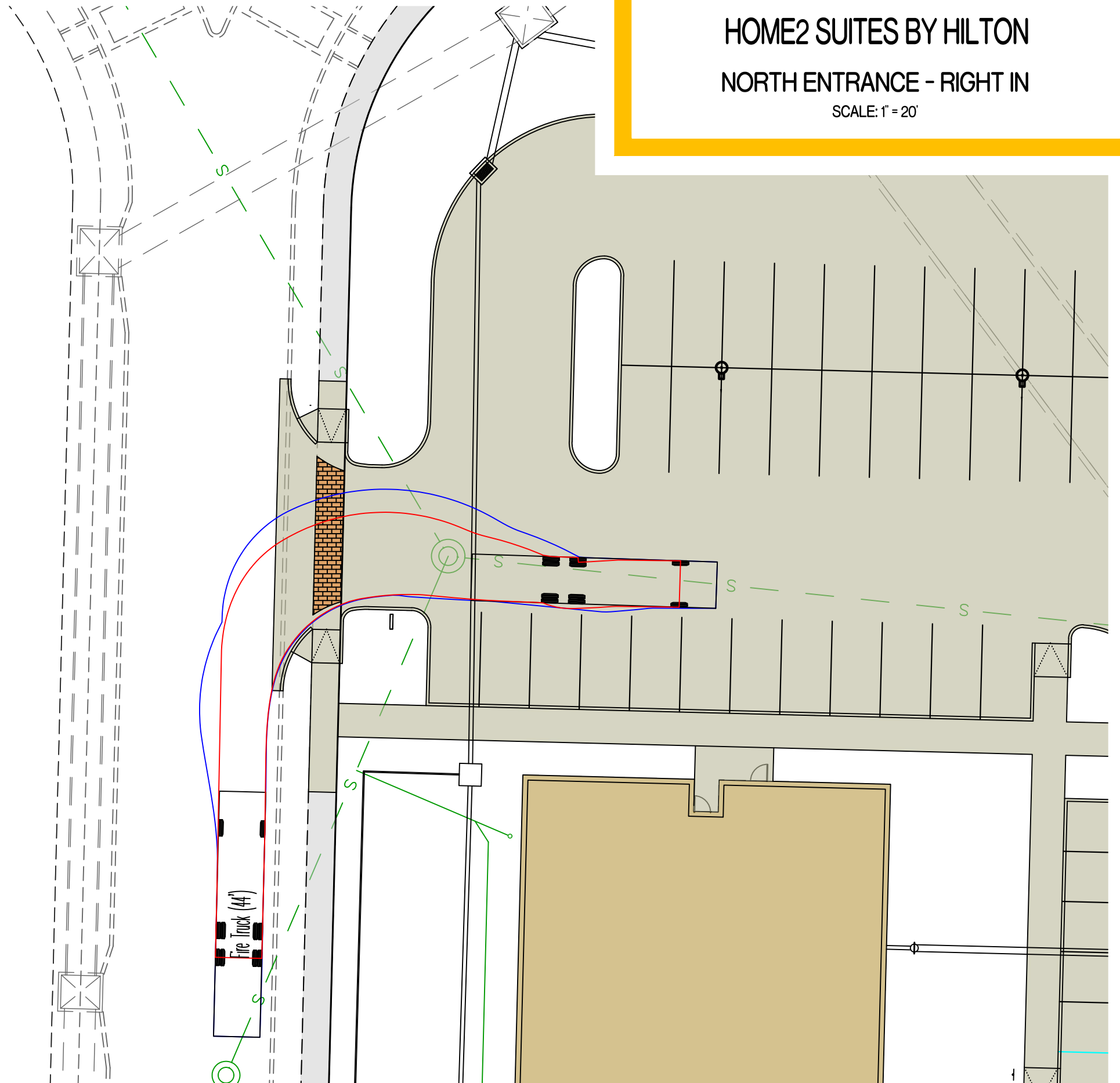
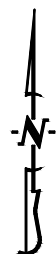
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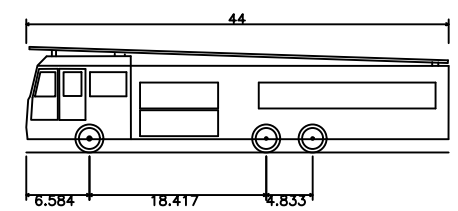


# HOME2 SUITES BY HILTON

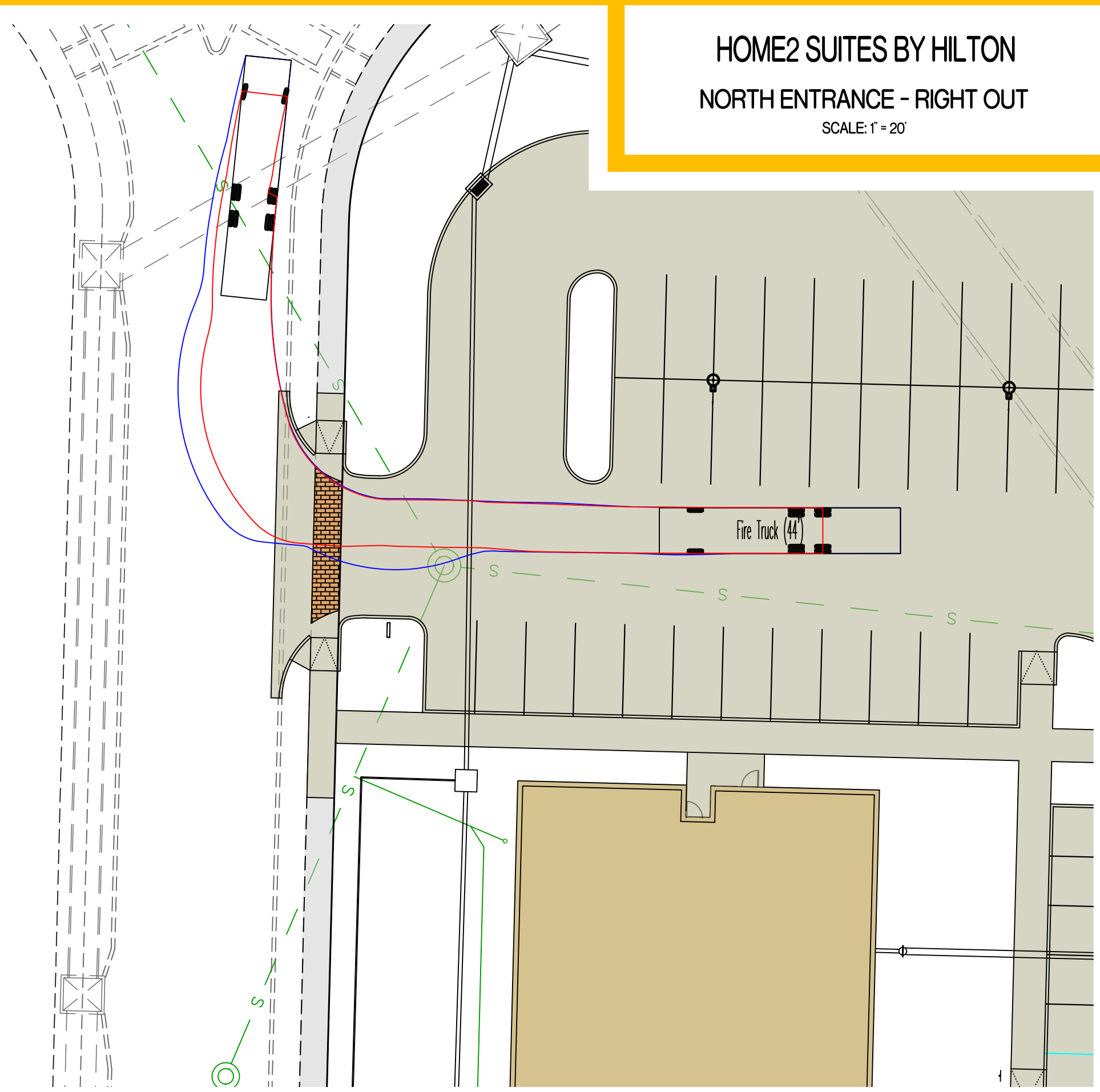
## NORTH ENTRANCE - RIGHT OUT

SCALE: 1" = 20'

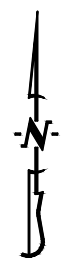
— WHEEL PATH  
— BODY PATH



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 Overall Length 44.000ft  
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 Overall Body Height 11.000ft  
 Min Body Ground Clearance 1.393ft  
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 Lock-to-lock time 6.00s  
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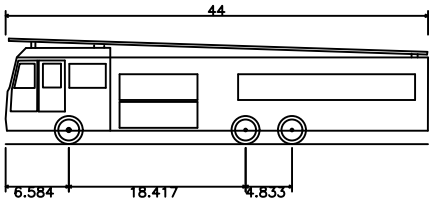




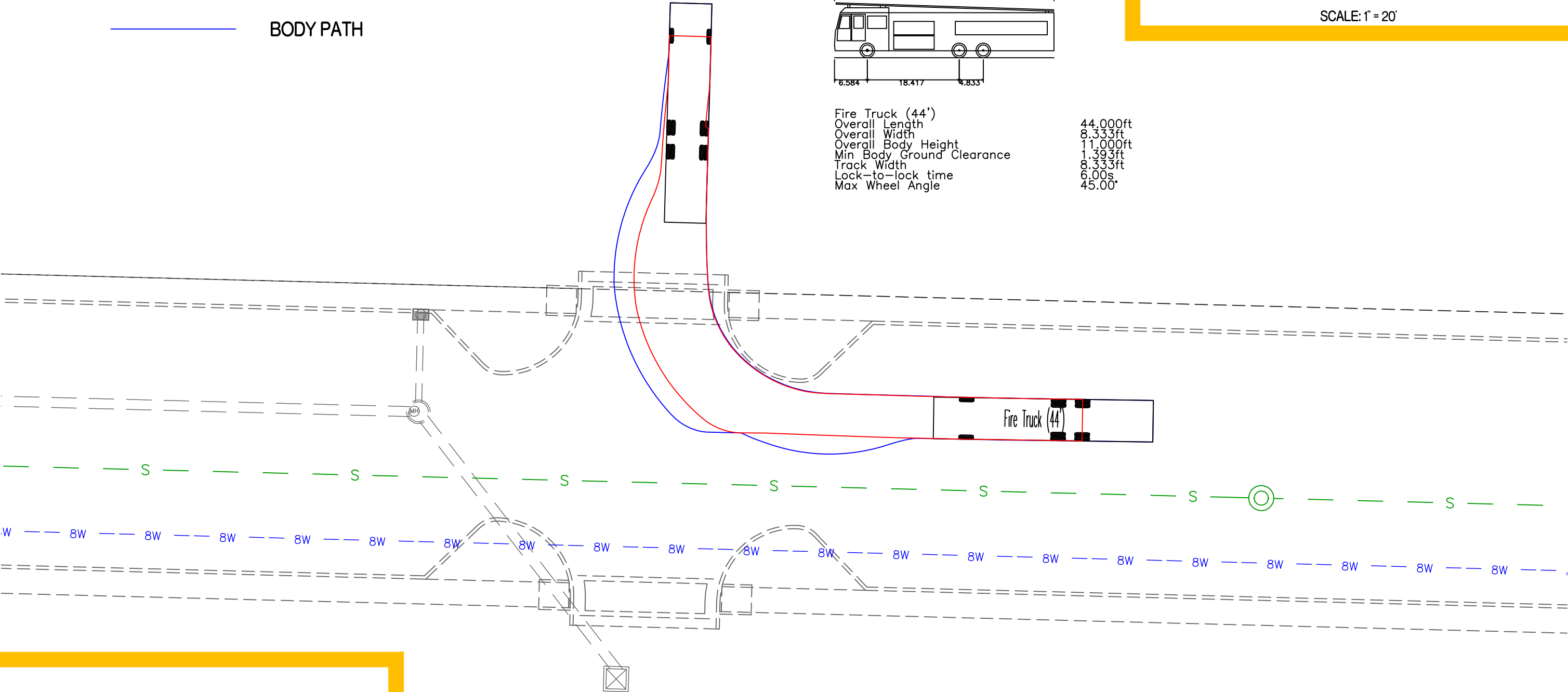
HOME2 SUITES BY HILTON  
APPROVED DRIVE ENTRANCE -  
LOT 10 & 11 - RIGHT IN

SCALE: 1" = 20'

WHEEL PATH  
BODY PATH



Fire Truck (44')	
Overall Length	44.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



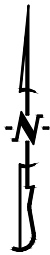
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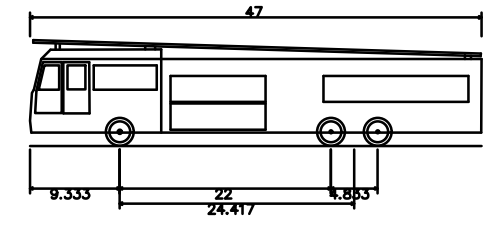
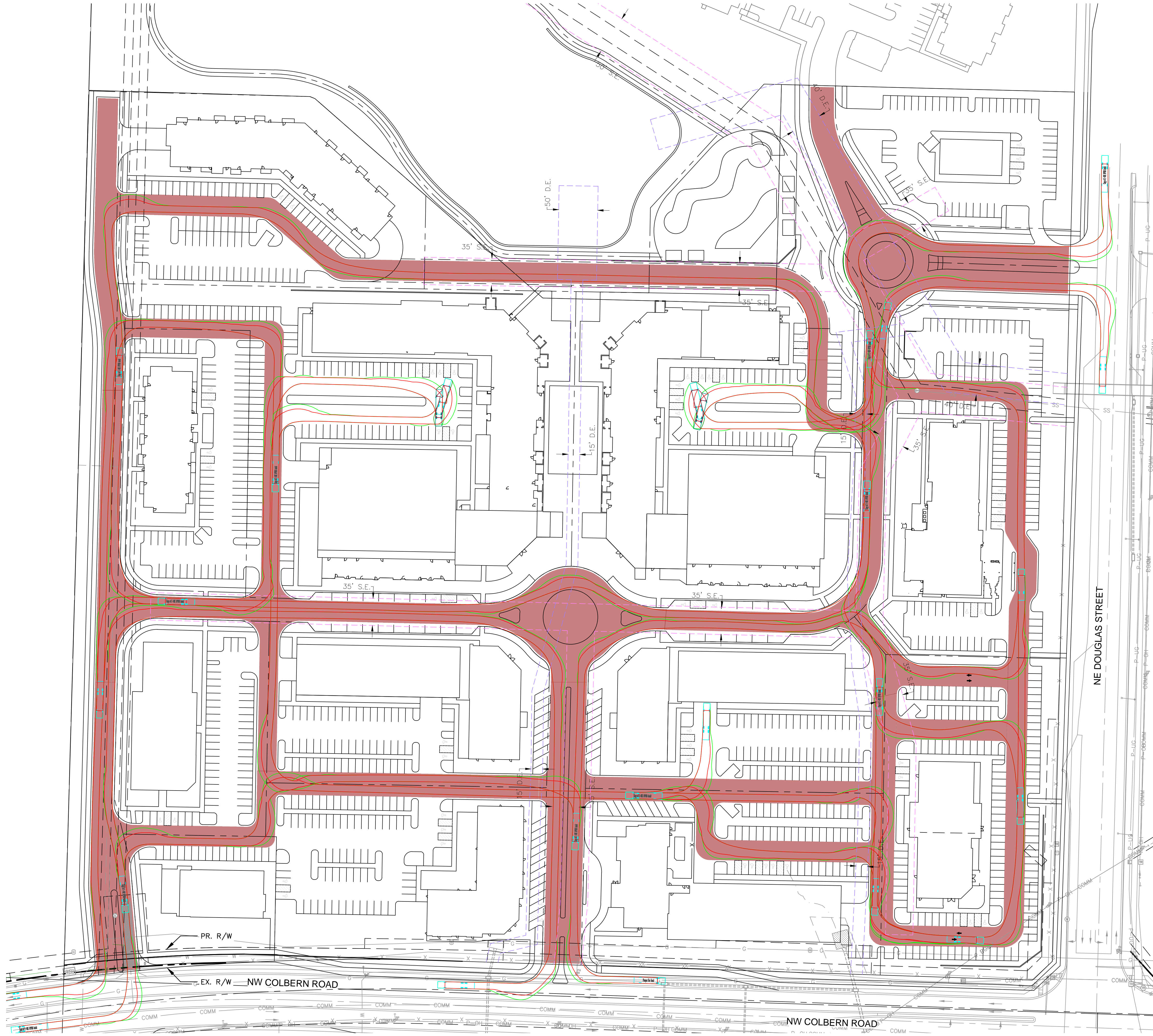
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Copy of E-ONE HP100 Aerial  
Overall Length 47,000ft  
Overall Width 8,333ft  
Overall Body Height 11,000ft  
Min Body Ground Clearance 8,333ft  
Track Width 6,000ft  
Lock-to-lock time 40.00s  
Max Wheel Angle 45.00s

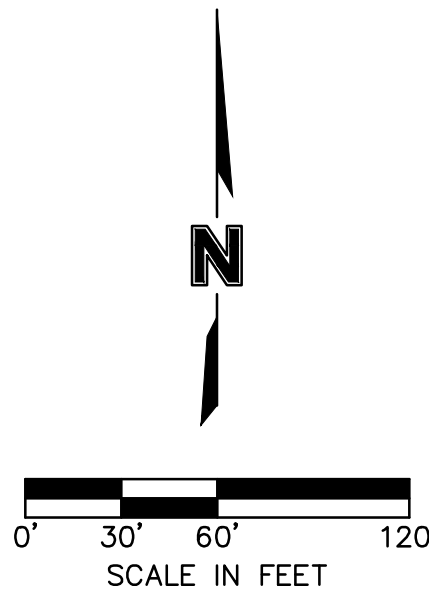
#### FIRE TRUCK DIMENSIONS

N.T.S.

- NOTES**
1. VEHICLE TRAVEL PATH SHOWN IS FOR A FIRE TRUCK. SEE DIMENSIONS ABOVE.
  2. ALL 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. ALL FIRE APPARATUS DRIVE LANES SHALL BE CAPABLE OF SUPPORTING A 75,000-POUND APPARATUS.
  3. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING--FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. FIRE LANES MAY BE MARKED IN ONE OR A COMBINATION OF METHODS AS APPROVED BY THE FIRE CODE OFFICIAL. CURBS, ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15') APART. WHERE NO CURB EXISTS OR A ROLLED CURB IS INSTALLED, A 6-INCH (6") WIDE PAINTED RED STRIPE APPLIED TO THE CONCRETE OR ASPHALT WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE--NO PARKING". SIGNS, IN AREAS WHERE FIRE LANES ARE REQUIRED, BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED TO INDICATE THE FIRE LANE. OPTION 1 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON A METAL POST SET IN CONCRETE A MINIMUM OF DEPTH OF EIGHTEEN INCHES (18") SET BACK ONE FOOT (1') IN FROM THE EDGE OF THE ROADWAY WITH THE BOTTOM OF THE SIGN BEING SEVEN FEET (7") FROM FINISHED GRADE. SIGNS SHALL FACE ONCOMING TRAFFIC. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING". OPTION 2 : A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED ON THE SIDE OF A STRUCTURE OR OTHER PERMANENT FIXTURE APPROVED BY THE FIRE CODE OFFICIAL. THE BOTTOM OF THE SIGN BEING SEVEN FEET (7") FROM FINISHED GRADE. SPACING OF SIGNS SHALL NOT EXCEED FIFTY FEET (50') BETWEEN SIGNS. SIGNS SHALL BE REFLECTIVE MATERIAL WITH A WHITE COLOR BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN RED COLOR. "FIRE LANE--NO PARKING"

#### LEGEND

- PROPERTY BOUNDARIES
- LOT LINE
- EASEMENT LINE
- FIRE TRUCK BODY LIMITS (FORWARD)
- FIRE TRUCK WHEEL LIMITS (FORWARD)
- FIRE TRUCK BODY LIMITS (REVERSE)
- FIRE TRUCK WHEEL LIMITS (REVERSE)
- FIRE TRUCK ACCESSIBLE LANES



olsson

Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olson.com

CHRISTOPHER  
H. OLSON  
Professional Engineer  
No. 001592  
State of Missouri  
2023.03.04

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

FIRE TRUCK ACCESS PLAN - ZONE 1

DISCOVERY PARK REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

REVISIONS

drawn by: BMW

checked by: BMW

approved by: NDH

QA/QC by: NDH

project no.: A21-04643

drawing no.: C\_TRN01\_A2104643

date: 01.20.2023

SHEET

L104



