



June 19, 2024

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

RE: #2001 Lee's Summit – Salad and Go Comment Response #1

To whom it may concern:

Regarding the incomplete application letter dated May 29, 2024, please accept the following responses.

Required Corrections – Planning Review

1. **MECHANICAL SCREENING.** Sheets A201 (Exterior Elevations) and A506 (Electric Panel Details) appear to show that the proposed parapets are of adequate height to comply with the City ordinance requiring all RTUs to be fully screened from view on all sides via the use of parapets extended to a height at least equal to the heights of the units being screened. Please confirm that the depicted height and screening takes into account any additional height added to the units from any curb or like structure on which the RTUs will sit.

The response from Kimley-Horn to the previously made comment above it to see the response from Rogue Architects dates May 4, 2024. No such response has been received/uploaded into our system as part of the subject application.

Response – I apologize if there was confusion. The letter addressing this comment was prepared by Rogue Architects, but uploaded/provided by Kimley-Horn as part of our documents upload on May 20, 2024, titled “Comment Response Letter_Rev 0_PL2024105” in the system. This comment has been addressed per that letter, and we have re-uploaded the letter, which includes the following response to this comment:

“RESPONSE: RTUs shall be fully screened to their highest extent with curbing. KN 17 sheet A201 has been updated to reflect call out for equipment to be fully screened. Can confirm that parapet heights shall meet or exceed top of RTU with curb below.”

2. **CROSS ACCESS AND CROSS PARKING.** Fill in the blank dates and missing recording information (i.e. the instrument #) in the Cross Access and Cross Parking Note provided on Sheet C200.

Response – Information added. See sheet C200 in most recent revision of civil plans.

Required Corrections – Engineering Review

1. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit the signed and sealed estimate.

Response – An updated opinion of probably cost has been submitted in this FDP resubmittal.

2. Sheet C001 Paving Note 22 has a typographical error in the callout for the KCMMB concrete material.

Response – the typographical error in Note 22 has been addressed on Sheet C001.

Required Corrections – 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.

Response – Noted.

Required Corrections – Building Codes Review

1. Architectural design package used as a reference but has not been evaluated for compliance.

Response – Noted.

Please contact me at (619) 272-7187 or francisco.hernandez@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN

Francisco Hernandez