



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

June 27, 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 June 21, 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. Sightline drawings have been provided to show that the proposed parapet wall heights will be of sufficient height to screen the view of RTUs. The adequate provision of screening will be inspected at the time of building occupancy inspection. Staff may require additional screening of any RTUs at that time if it is found that insufficient screening is provided by the approved parapet wall heights.

This comment is informational and does not require any additional action at this time.

Understood.

2. TRASH ENCLOSURE. The storage and trash enclosure detail provided on Sheet AS-102 shows the proposed gate material as "Western Red Cedar or equal". As previously commented by staff, City code requires enclosure gates to have either: 1) a solid steel opaque gate painted to be compatible with the color of the enclosure walls and building it is to serve, or 2) a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. Wooden gates are not allowed.

The trash enclosure detail has been updated by the architect to comply with City code.

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.

This previously made comment is being kept for informational purposes.

The FAA permit is included with this submittal.

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,

2. Show proposed private waterline easement and all the water main connection locations and type, including valves and restraints. Show size and location of water service lines and water meters.

There is a detail shown on the utility plan (CE 4.1) that shows an enlarged view of the connection to the waterline. 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,

3. Sheet CE 5.1:

- Show added water line crossing in Line 1 profile.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Please review drops across structures and verify that they all meet the City's requirements shown in the Design and Construction Manual Section 5604.5

Water line crossing is added. Compacted fill note is added to CE 5.1 with hatch to show limits as well as a label calling it out on the profile. Structure 1B was revised to have a 0.5' drop as specified in section 5604.5. The remainder of the inverts follow City requirements.

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.

Understood.

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.

6/19/24:

- Custom double meter pit proposed but detail not provided. (also not found in MEP)
- Specify waste pipe connection at main.

There is a detail shown on the utility plan (CE 4.1) that shows an enlarged view of the connection to the waterline. Double meter pit is removed.

The sanitary lateral is proposed to be connected to the existing stub installed per Olsson's "Public Sanitary Sewer and Force Main Relocation Plans" approved 11/29/2023. This stub wyes into the main.

Please review attached submittal and if there is any additional information needed you may contact by email at 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