



July 12, 2024

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

Re: The Village at Discovery Park – Lot 3 – PL2023278 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated January 30, 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. It should be known that these plans vary from the original plans prepared by Olsson.

Planning Review

1. 1. EASEMENTS. The existing stormwater drainage and sanitary sewer easement that conflicts with the proposed building and is noted be abandoned shall be vacated under separate application prior to the issuance of any building permit for the subject hotel development.

This comment was previously made by staff and acknowledged by the applicant, but is being kept for informational and documentation purposes.

Understood.

Engineering Review

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$120,682.28

Understood.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

A note is included on the cover sheet under general notes.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Understood.

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 Fire Code.

Understood.

2. AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required- The fire lane in front of the building does not meet these requirements and there is concern for the lack of staging areas for traffic, including busses, coming into the hotel and blocking access to the hotel and the rest of the development.

The drop off lane was uncovered and shifted to the west. No additional parking areas were provided and access to the building is still limited.

The drive lane/drop-off lane located on the western side of the building has been redesigned per phone conversations. All drive lanes are 26' or wider.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required-Correct the fire lane in front of the building.

The drive lane/drop-off lane located on the western side of the building has been redesigned per phone conversations.

Traffic Review

1. Any areas where the sidewalk ends at the curb should have an ADA ramp.

All exterior ADA routes now have an ADA ramp.

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 that reads "Nolan Dixon". The signature is written in a cursive, flowing style.

Nolan Dixon, EIT