



August 26, 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 July 05, 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.

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 an appropriate signed and sealed estimate.

The estimate has been revised to include unit prices and quantities that cover all items associated with site construction.

2. 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,

3. Show and document the new private waterline easement and new public sanitary sewer easement on the plans.

The new waterline and public sanitary easements are shown on CE 4.1. They are called out to be provided by separate document. The documents will be provided as soon as there is an agreement between attorneys.

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.

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