



August 2, 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 July 31, 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. 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.

The application to vacate said easements was just heard by the Planning Commission on July 25, 2024, and is scheduled for final ordinance reading by City Council on August 13, 2024.

Understood.

### **Engineering Review**

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

These items are included with this submittal.

2. Sheet CE 3.2: Provide adequate elevations to show that the connection of the proposed to existing sidewalk on the south provides a turning space that meets all ADA slope requirements.

Spot elevations and slopes were added to this sidewalk that reflect "The Village at Discovery Park Colbern Road and Douglas Street Public Road Improvements" prepared by Olsson (PRSUBD2023726 sheet 21 of 86).

3. Sheet CE 4.2:

- The City requires 18" compacted fill in areas where existing ground would not provide the 18" of cover. The plans are showing 18" of compacted fill everywhere. Is this the intent? If not, please revise accordingly.
- Please include the diagonal hatch symbol in the legend.
- Line 5 thru Structure 1C does not meet the City's 0.5' drop through the structure. Please revise.

Line 5 was revised to meet the City requirements. The diagonal hatch is labeled on the profile sheet with a detail to refer to. It's also now included on the legend. The compacted fill hatch has been removed from profiles because all pipes are at least 18" below existing ground.

4. Sheet CE 6.1:

- Why is there a "blockout" shown in the trash enclosure concrete pavement area? Please revise or explain.
- Is the sidewalk along Colbern existing or proposed? Please label accordingly, with width.

The "blockout" is the dumpster pad on lot 4. The hatch was changed to better reflect intention of the plans. Additionally, label 'D' on CE 6.1 clarifies that these dumpster pads are to be constructed at the same time. Label 'R' on CE 6.1 calls out the sidewalk along Colbern Road.

5. Sheet CE 8.1: Only ornamental tree varieties are allowed within public easements. Please review and revise accordingly.

Landscaping plan was revised.

### **Traffic Review**

1. One ramp shown next to the north drive is labeled as "Non-ADA". This ramp should be ADA compliant since it is leading to the street and all other ramps on site appear to be ADA Ramps.

This ramp has been redesigned to meet ADA standards. The label on CE 6.1 has been updated.

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". The signature is fluid and cursive, with the first name "Nolan" being more prominent than the last name "Dixon".

Nolan Dixon, EIT