



August 06, 2024

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

Re: The Village at Discovery Park – Lot 4 – PL2024021 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated August 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. Building perspectives and elevations have been provided and appear to show that building parapet wall heights are sufficient to fully screen all RTUs from view on all sides. Confirmation of adequate screening shall be done at the time of occupancy inspection. Should it be found at that time that adequate screening via the parapet wall heights is not achieved, screening of any visible RTUs shall be required using a metal screen system.

This comment is only informational and requires no further action at this time

Understood.

2. PARKING LOT BOUNDARY. Staff will work with the developer on the timing or need for the actual installation of the temporary asphalt curb shown along the south project boundary depending on the timing of the development of the project site to the south.

This comment is only informational and requires no further action at this time.

Understood.

Engineering Review

1. Submit the proposed private waterline easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit. Label and document all easements on the plans.

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, Sewer easement from sewer extension has been added and labeled.

2. Verify and correctly label the existing manholes with the City numbering system. It appears that the plans show MH 16-109 as the label on two separate existing manholes.

Manhole labels have been corrected.

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.

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