



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

December 05, 2024

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

Re: Village at Discovery Park, Lot 1 – PL2024272 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated November 06, 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. SIDEWALK. Show and label the required minimum 5' wide sidewalk along the entire NE Colbern Rd and NE Douglas St frontage.

Sidewalk is now hatched with a label on CE 6.1.

2. EASEMENT. Show and label all easements on the subject property. It appears that there may be some easements labeled on the plat as "to be vacated" that have not yet been vacated. Said easements shall also be shown and labeled.

Drainage easement and power line easement are now shown and called out to be vacated.

3. DRIVE AISLE WIDTHS. Dimension the drive aisle widths where flanked on one or both sides by a curbed island. Drive aisle widths shall be a minimum 24' wide measured from face of curb to face of curb.

Additional dimension was added at island on CE 6.1. All drive lanes are minimum 26' back of curb to back of curb or 25' face of curb to face of curb.

4. ACCESSIBLE ROUTE. Show the slopes for the entire accessible routes from the ADA parking spaces to the nearest building entrances.

Slopes added on ADA routes.

5. RTUs. Provide sight-line drawings to show that the proposed RTUs locations will be screened by the proposed parapet wall heights. RTUs shall be fully screened from view by parapet walls. Take into account the additional height from the curbs on which the RTUs will sit.

Sight-line drawings are provided with the 'perspective' drawings. Parapets have been raised to screen rooftop units.

6. PARKING LOT SCREENING. Screening to a height of two and one-half feet must be provided along the edge of the parking lot along both NE Colbern Rd and NE Douglas St frontages. See UDO Section 8.820.C for the four (4) different available options to provide the required screening. The parking lot screening requirement is in addition to the required street tree and shrub requirements that area already accounted for on the provided landscape plan. If screening will be provided by the planting of shrubs, said shrubs shall be evergreen in order to provide year-round screening.

Landscaping plan has been revised to reflect this comment.

7. LANDSCAPE MATERIAL. Staff recommends providing a mix of both deciduous and coniferous trees and shrubs on the property in order to provide year-round visual interest.

Landscaping plan has been revised to reflect this comment.

8. FAA FORM 7460. An FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the issuance of any building permit.

FAA form is included with this submittal.

Engineering Review

1. Show and label with documentation the existing right-of-way and all public utility easements on all plan sheets.

Existing R/W varies at the intersection. Property lines with dimensions are shown. Easements have been added and are shown/labeled on sheet CE 4.1.

2. Add details for the proposed retaining wall.

Per conversations with Joe Frogge this can be a deferred submittal. Label 'N' on CE 6.1 has been revised to claim this as a deferred submittal.

3. Please explain how the storm water drainage will be handled between the proposed retaining wall and the existing curbs along Douglas St. and Colbern Rd.

There is a swale behind the retaining wall. The water will travel down the swale then sheet flow to the nearest inlet.

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,

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Understood.

Drive lanes around the building shall be capable of supporting 75,000-pounds.

Understood.

Building Codes Review

1. Provide cleanouts near where sanitary exits building. Re: 2018 IPC 708.1.3

Cleanouts have been labeled.

2. Provide complete design for retaining wall.

Per conversations with Joe Frogge this can be a deferred submittal. Label 'N' on CE 6.1 has been revised to claim this as a deferred submittal.

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

Nolan Dixon, EIT