



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

December 18, 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 December 12, 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.

#### **Engineering Review**

1. 1. Show and label with documentation the existing right-of-way and all public utility easements on all plan sheets. Show the location of the right-of-way along Douglas St. and Colbern Rd. even if it varies. Show, with document numbers, the utility easements along Douglas St. and Colbern Rd. Add the document numbers for the utility easements that are proposed to be vacated. Coordinate the vacation of any public easements with the Project Manager.

All easements and right-of-way are now shown with document numbers referenced from the Village at Discovery Park, Plat 1. Vacation of easements will be coordinated with the Project Manager.

2. 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. The drainage areas in the drainage area map and the storm calculations do not reflect the impact of the retaining wall, please revise.

Drainage area map has been revised to reflect the retaining wall. Water will travel via swale to back of curb where it travels 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.

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".

Nolan Dixon, EIT