



April 08, 2025

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

Re: The Village at Discovery Park Lot 13 – PL2024323 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated March 31, 2025. 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. Utility Plan - Note I does not accurately describe the new water line connection to the 8" private water main. Reconcile this discrepancy and update the estimate to reflect plan changes.

Note I on CE 4.1 has been updated to reflect the new connection. Cost estimate is also updated

### **Traffic Review**

1. The Driveway on Alura Way will not be allowed. The current site layout is not what was approved on the PDP and the drive entrance is far too close to the Major Arterial roadway and poses a site distance issue. The argument for Fire access does not apply as this is a one way entrance going out. A drive connection is shown to the property to the north, the apartments, and this access should serve as your secondary access point.

Driveway has been removed.

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