



July 14<sup>th</sup>, 2023

City of Lee's Summit, Missouri  
Attn: Gene Williams  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: THE VILLAGE AT DISCOVERY PARK – MASS GRADING AND EROSION AND  
SEDIMENT CONTROL  
PL2023146**

This letter provides responses to comments as provided and dated below. Thank you for your time, all approvals are acknowledged without comment below. Please note the following formatting conventions:

- General statements, descriptions, and quotes from previous communication of changes not in direct response to a comment shall be unformatted.
- *Comments as provided or described as well as possible shall be italicized.*
- **Responses to comments shall be bold.**

Thanks,

A handwritten signature in black ink, appearing to read "David Eickman", written over a horizontal line.

David Eickman

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### Engineering Review - Corrections

1. The stream buffer waiver required native plantings in the enhanced stream buffer areas, stream buffers, and in the areas surrounding the detention basin. These native plantings should be shown on the plans due to work within the stream buffer. Please see the signed waiver for more information concerning this requirement.  
**Native plantings added to and specified on detention basin plans C320-C322.**
2. Have all setbacks from the 100 year clogged condition been evaluated in terms of distance from buildings, property lines, etc.?  
**Water surface elevation at 100-year clogged condition is at least 20 ft away from all property lines, and future buildings. The elevation added to and shown on detention basin plans C320-C322.**
3. The title of the plans should be changed to Mass Grading and Erosion and Sediment Control or equivalent language.

**Title of the plans changed to Mass Grading & Erosion Control and Sediment Control Plans.**

4. The plans callout the RCB as being on separate plans. These plans have not yet been submitted, and due to the fact the RCB is integral to these plans, the Mass Grading and Erosion and Sediment Control Plans cannot be approved until the RCB plans have been submitted.

**Plans have been submitted for review for the public storm with the public street improvements under PL2023143.**

5. The stormwater report appeared to be missing the pond setup sheets in the appendix. If already present, please identify which sheet represent the pond setup sheet. No further review of the outlet structure was conducted pending this pond setup sheet.

**Pond setup sheets added to Section 7 of the report. Elevation-Area table shown on page 257; outlet structure configuration and hydraulic details shown on pages 258-281 of the report.**

**In addition, an executive summary was added after the title sheet, which summarizes major changes proposed with the revised report since it was approved with Preliminary Development Plan.**