



September 21st, 2023

City of Lee's Summit, Missouri
Attn: Gene Williams; Hector Soto Jr.; Jim Eden; Erin Ralovo
220 SE Green Street
Lee's Summit, MO 64063

**RE: THE VILLAGE AT DISCOVERY PARK – FINAL DEVELOPMENT PLAN
PL2023158**

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".

David Eickman

Planning Review - Corrections

1. APPLICATION SCOPE. Please clarify the scope and intent of the final development plan submittal. It appears that the scope of the plan set submittal is limited to approval of infrastructure improvements only. The submittal doesn't include any individual lot improvements (e.g. parking lot, landscaping, architecture, etc.)
Correct. The scope of the plan set submittal is limited to private drives and private utilities (water and storm) extensions. Site development plans for each individual lots including parking lots and buildings, will be submitted separately in the future.
2. PRIVATE STREETS. - The name of Crossing Blvd cannot be allowed under the City's street name policy because "Crossing" is a valid street suffix in the city. Valid suffixes shall not be used as part of a street name. A new street name shall be proposed for approval.
Street renamed from "Crossing Blvd" to "Trailsedge Blvd".
3. Staff will need to confer with the Fire Department that the proposed Alura Way will be an acceptable street name for the entire length across the development as shown on the plans. Typically, a 90-degree turn in direction, as shown east of the intersection with Discovery Ave, requires a different street name. Asst. Fire Chief Eden is out of the office until 8/8. Further information will be given at that time regarding the name.

“Alura Way” split into three different street names (Alura Way, Alura Ct, Lakeside Ct) so that 90-degree turns result in a different street name. See Sheet C103 for street names.

4. The Road Plan on Sheet C204 labels Alura Way and Discovery Ave as having 64' and 99.65' of R/W width, respectively. Remove the "R/W" from this dimension label since these streets will be private as opposed to public right-of-way.

Dimensions revised on all road plan & profiles to exclude “R/W”, since all drives are private.

5. MONUMENT SIGNS. Sign permits shall be required for each individual monument sign under separate application prior to their construction.

Acknowledged.

Engineering Review - Corrections

1. Will an 8 inch private main be sufficient to serve the development? Please provide information concerning the building type and use to determine the fire flow requirements. There is the possibility that a 12 inch interior private main is required rather than an 8 inch.

Per discussion with the City on 09/30/23 and follow-up emails from Jeff Thorn, water main along Trailsedge Blvd upsized to 12”.

2. Comments on the public water main are forthcoming, and there may be significant changes and revisions required based on these comments.

Acknowledged.

3. Typically on a Final Development Plan, the detention basin (i.e., in this case a detention basin with a permanent pool) is detailed. I did not see any details concerning the detention basin within these plans, but did see the plans within the Mass Grading and Erosion and Sediment Control plans. The following items are needed for the detention basin plan sheet(s): 1. top of dam elevation., 2) emergency spillway elevation, 3) all weir and orifice elevations that are part of the outlet structure, 4) 100 year nominal (i.e., design) storage volume, 5) bottom of basin elevation, 6) bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives or in this case zero slope since this is a permanent pool detention basin), 7) 100 year nominal (i.e., design) water surface elevation (WSE), 8) 100 year clogged/zero available storage WSE, 9) graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot setback, 10) typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11) location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other other vulnerable features.

Acknowledged. All these details provided with Zone 1 Mass Grading Plans.

4. In regard to the above comment, the Mass Grading and Erosion and Sediment Control Plans include details on the detention basin. Suggest adding notes to the Final Development Plan referencing these plans.

Note referencing Zone 1 Mass Grading Plans added to Sheet C227.

Fire Review – Approved with Conditions

1. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional hydrants may be required to meet this requirement for the bulidings being built

Acknowledged.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Additional hydrants may be required to meet this requirement for the buildings being built.

Acknowledged.

3. No storage of combustible construction materials or combustible vertical construction may occur unless the roads and base asphalt of required fire access are installed along with required fire hydrants.

Acknowledged.

Traffic Review – Corrections

1. Any plantings in the islands should be low so as not to impact sight distance lines at the intersections and roundabouts.

Acknowledged.

2. Centerline stripe on Crossing Blvd should be yellow and not white.

Centerline stripe on Trailsedge Blvd (name was changed per city review comment) changed to yellow on Sheet C228.