



October 4, 2023

Dawn Bell  
Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: The Village at Discovery Park  
Olsson No. D21-04643 (Application Number PL2023142)

Dear Mrs. Bell:

We are responding to comments addressing the Final Plat Applicant's Letter dated Friday September 29, 2023 and are submitting with this letter revised plans. Please find the original comments and our responses in the color red below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,  
**Olsson**

Nelson Willoughby

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**Engineering Review (Gene Williams)**

1. It is unclear on the plat, but it appears there is a blanket easement across the detention pond. In addition, it appears there is a gas easement over part or all of the detention basin tract. Has this been discussed with the grantee of the easement? There may be specific prohibitions to the use you are intending for this tract (i.e., detention basin with a permanent pool). Please evaluate and respond how this will be addressed.

*There will be a discussion with gas easement company in regards to vacating this gas easement.*

2. We would prefer you list all easements that are to be vacated with the words "to be vacated by separate document". This would include any existing sanitary sewer

easements that need to be vacated, gas easements, water line easements, force main easements, and blanket easements. Please evaluate and revise as appropriate.

*The words "to be vacated by separate document" has been added to the following easements:*

*Sanitary Sewer Easement Book 12213 Page 1844 / Book 12218 Page 117*

*Water Line Easement Book 1902 Page 889*

*Force Main Easement Book 12213 Pg 1884 / Book 12218 Page 117*

*Gas Easement Book 445 Page 539 / & Assignment Book 615 Page 539*

*Gas Blanket Easement Book 445 Page 510 / & Assignment Book 615 Page 321*

*Gas Blanket Easement Book 588 Page 269*

*Drainage Easement Book 11009 Page 1084*

*Electric Easement Book 1589 Page 1823*

*Electric Easement Instrument Number 2015E0017982*

3. Please specify the exact entity to be responsible for the stormwater conveyance and retention and detention facilities note. As presently written, it is vague (e.g., the dedication language states "...property owners' association, homeowners association, or owner, as appropriate"). Please be specific as to the entity who will be responsible for these activities.

*Discovery Park Lee's Summit, LLC will be added to the stormwater conveyance and retention and detention facilities note on sheets, 1, 2, 3 and 4.*

4. A Master Drainage Plan shall not be required with this plat, so the note under "Plat Dedication - Drainage Note" should be changed slightly. Please remove the phrase "...as shown on the Master Drainage Plan", but keep the remainder of the language the same. Please revise.

*The Drainage Note on sheets 1, 2, 3 and 4 has been changed to remove the phrase "as shown on the Master Drainage Plat".*

5. An outline view of the retention basin showing the 100 year clogged condition/zero available storage should be superimposed upon Tract A to ensure there is a minimum setback of 20 feet from the Tract A property line. This outline view is for review purposes only, and shall be removed for the final mylars. Please revise as appropriate.

*A separate pdf of sheet 2 that displays the retention basin is included with this submittal.*

6. Lot 13 shall include a minimum 10 feet wide general utility easement along NE Douglas St. Please revise as appropriate.

*A 10 feet wide general utility easement has been added in Lot 13 adjacent to NE Douglas Street.*

7. The blanket Missouri-Kansas pipeline easement appears to be a major issue throughout the plat. Has there been any discussion with the owner of the easement

about this project?

*There will be discussion regarding Missouri-Kansas City Pipeline Company Easement to be vacated.*

8. All lots abutting public streets shall include a minimum 10 foot wide general utility easement along the property line. This would include all lots along Colbern Rd., and all lots along Douglas St. Please revise as appropriate.

*A 10 foot wide general utility easement abutting NW/NE Colbern Road has been added to Lots 5 and 6. A 10 foot wide general utility easement abutting NE Douglas Street has been added to Lots 2, 13 and a portion of Lot 1. Existing Utility Easement Instrument Number 2022E0071371 is a variable width easement that wider than 10 feet on Lots 3 and a portion of Lot 1, so a 10 foot wide Utility Easement was not added at those locations.*

9. During a recent Zoom meeting with the applicant, there was discussion about a future residential subdivision to the west of the detention pond. With the private street network internal to the site, and the private water lines, how will this work? If the intent is to move forward at a later date with a residential subdivision, provisions shall be made for future extension of public water mains to this subdivision, as well as public sanitary sewer and most likely a requirement for public streets. It is recommended that a separate discussion be held with Development Services to coordinate this future phase.

*There will be additional future discussions regarding future requirements for this area.*

10. The new sanitary sewer located in the relocated sanitary sewer corridor along the north side of Tract A shall be an exclusive easement (i.e., sanitary sewer easement, not a general utility easement). The language to be placed within the dedication language is as follows:

"Sanitary Sewer Easement:

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."

The reason behind this requirement is the depth of sewer being over the maximum allowed by the Design and Construction Manual. Please revise as appropriate, and ensure the proper dedication language for the exclusive sanitary sewer easement is included on the plat.

*The new sanitary sewer easement located in the relocated sanitary sewer corridor has changed this from a general utility easement to a sanitary sewer easement. The Sanitary Sewer Easement language listed above has been added below the Easement Dedication language on sheet 4.*