



October 18th, 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

Engineering Review - Corrections

1. Please see comments related to the plat and engineering plans for public improvements. During a recent Zoom meeting, there was discussion of a residential subdivision to the west of the detention basin. It is unclear how this new residential subdivision will be served by public street, public water, and other public utilities. It would appear a meeting should be scheduled to discuss, as this area may be landlocked if the Final Development Plan were to be constructed as shown.
Per discussion with city staff on 10/05/23, no action needed.
2. A 12 inch private water main is shown for a portion of the project, but it does not appear this will be sufficient to serve the entire development. Why was the 12 inch only shown along Trailsedge Blvd. and not elsewhere throughout the development? It would appear the 12 inch line should be extended at a minimum from the end of Trailsedge Blvd. to the east, to complete the loop to Douglas St.? Please evaluate and revise if appropriate.
Partial upsizing of the private water main was based on the suggestions from Kevin York, who ran the model. Please refer to the last two pages of this letter to find the model output, which requires 12" main along Trailsedge Blvd only.

3. The generic joint spacing and intersection detail (i.e., Sheet C230) is a good start, but callouts should be shown on the plan view showing the general location of these joints. Special attention should be given to the intersection and turning circle plans. Please revise as appropriate.

Construction Joint Plans provided on Sheets C230-C232.

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 buildings being built.

Acknowledged. Additional fire hydrants will be provided separately with Final Development Plans for each lot within the Plat.

Test Report Print Title

w/a 12" main

		ID	Base Demand (gpm)	Base Pressure (psi)	Fire Demand (gpm)	Combined Demand (gpm)	Residual Pressure (psi)
1	<input type="checkbox"/>	6110	60.80	122.94	4,000.00	4,060.80	70.55
2	<input type="checkbox"/>	6114	60.80	104.48	0.01	60.81	65.99
3	<input type="checkbox"/>	6115	60.80	125.74	0.01	60.81	84.98
4	<input type="checkbox"/>	6116	60.80	111.29	0.01	60.81	67.59
5	<input type="checkbox"/>	6117	60.80	115.07	0.01	60.81	74.10

