



November 29, 2023

Daniel Fernandez
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 Mr. Fernandez:

We are responding to comments per an email dated November 17, 2023 from Hector Soto Jr. that provided a link to the most current comments displayed in the city portal. This email also included a preliminary development plan with updated street addresses. Comments in the City Portal dated after the last plat resubmittal on October 4, 2023 were addressed. This includes comments from Hector Soto Jr. dated November 17, 2023 and Gene Williams dated October 6, 2023 and October 17, 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

A handwritten signature in blue ink that reads "Nelson Willoughby".

Nelson Willoughby

Planning Review (Hector Soto Jr.) 11/17/2023

1. STREET NAMES – Based on previous correspondence from the applicant, the name of Trailsedge Blvd shall be revised to Trails Edge Blvd. – To facilitate addressing, the entire first plat shall be considered to be in the NE address quadrant. Add a NE prefix to all street names and revise the label for the segment of Colbern Rd located west of Discovery Ave from NW to NE. – To facilitate addressing, the Fire Department prefers that the street name Alura Way be used for the entire length of the east-west private

street that extends from Trails Edge Blvd to Douglas St. Based on the direction from the Fire Dept., both Alura Way and Lakeside Court shall be changed to Alura Way. – The segment of what is currently shown as Alura Ct that extends north from the roundabout closest to Douglas Street shall be an unnamed private drive/driveway since its primary purpose is to provide a minor/secondary connection to the future abutting apartment development's parking lot.

Trailsedge Blvd has been changed to NE. Trails Edge Blvd on sheets 1, 3 and 4 of the final plat drawing. All public and private street names have the NE. prefix as displayed on the sheets 1, 2, 3 and 4 of the final plat drawing. NE. Lakeside Court and NE. Alura Court have been changed to NE Alura Way on sheets 1, 3 and 4 of the final plat drawing. The street name label for NE Alura Court, north of the roundabout, just West of NE. Douglas Street has been removed from sheets 1, 2 and 3 of the plat drawing.

2. COMMON AREA DEDICATION PARAGRAPH – Add, or assigns to the end of the dedication paragraph to cover any future sale or transfer sale or transfer in ownership of the tracts to an entity different that Discovery Park, LLC – Revise the dedication paragraph so that both ownership and maintenance responsibilities are dedicated to the LLC. As currently written, only maintenance responsibilities are assigned.

The common area tracts paragraph now reads: Tracts and B (13.72 acres) are to be owned and maintained by Discovery Park Lee's Summit, LLC, or assigns. This language was provided by Hector Soto Jr. in an email dated November 29, 2023.

Below are the list of the draft addresses from emails from Hector Soto Jr. dated October 27, 2023 and November 17, 2023.

<i>Lot / Tract #</i>	<i>10-27-2023 Address</i>	<i>November 17, 2023 Address</i>
<i>Lot 1</i>	<i>51 NE Alura Way</i>	<i>221 NE Alura Way</i>
<i>Lot 2</i>	<i>2001 NE Alura Ct</i>	<i>251 NE Alura Way</i>
<i>Lot 3</i>	<i>1901 NE Discovery Ave</i>	<i>1901 NE Discovery Ave</i>
<i>Lot 4</i>	<i>1921 NE Discovery Ave</i>	<i>1921 NE Discovery Ave</i>
<i>Lot 5</i>	<i>1900 NW Discovery Ave</i>	<i>1900 NE Discovery Ave</i>
<i>Lot 6</i>	<i>1901 NW Trailsedge Blvd</i>	<i>1901 NE Trails Edge Blvd</i>
<i>Lot 7</i>	<i>1920 NW Discovery Ave</i>	<i>1920 NE Discovery Ave</i>
<i>Lot 8</i>	<i>1921 NW Trailsedge Blvd</i>	<i>1921 NE Trails Edge Blvd</i>
<i>Lot 9</i>	<i>10 NE Alura Way</i>	<i>200 NE Alura Way</i>
<i>Lot 10</i>	<i>4 NW Alura Way</i>	<i>100 NE Alura Way</i>
<i>Lot 11</i>	<i>2001 NW Trailsedge Blvd</i>	<i>2001 NE Trails Edge Blvd</i>
<i>Lot 12</i>	<i>2021 NW Trailsedge Blvd</i>	<i>2021 NE Trails Edge Blvd</i>
<i>Lot 13</i>	<i>50 NE Lakeside Ct</i>	<i>250 NE Alura Way</i>
<i>Tract A</i>	<i>2031 NW Trailsedge Blvd</i>	<i>2031 NE Trails Edge Blvd</i>
<i>Tract B</i>	<i>2 NE Alura Way</i>	<i>2 NE Alura Way</i>

Addresses from November 17, 2023 are displayed on sheets 2, 3 and 4 of the final plat drawing.

Engineering Review (Gene Williams) 10/06/2023

1. Sanitary Sewer Easement Dedication Language Sheet 4 of 4: The sanitary sewer dedication language contains the phrase “sanitary sewer easement”, but does not define “S.E.” which is shown being dedicated on the plat. As such, there are no exclusive sanitary easements dedicated by this plat since the terms do not match. Please ensure all references to “S.E.” shown on the plat match the definition and dedication language. This can be easily remedied by including “sanitary sewer easement” or “S.E.” in the dedication language. Please revised as appropriate.

“S.E.” has been added to the fourth line, just after “SANITARY SEWER EASEMENT” in the Sanitary Sewer Easement language on sheet 4 of the final plat.

2. There continues to be discrepancies in the assignment of responsibilities for Tract A detention basin maintenance. In one portion of the language, a property owner’s association is listed as the responsible party, and then the later the language states “Discovery Park, LLC” shall be responsible. Please reconcile.

Discovery Park Lee’s Summit, LLC is displayed in both portions and the reference to the property owner’s association has been removed in the Drainage Note language on sheets 1, 2, 3 and 4 of the final plat.

3. The separate pdf included with the submission did not define what is being presented. Is the line shown on the separate pdf the 100 year clogged/zero available storage condition for the retention basin?

A separate pdf included with this submittal now defines this line as the 100-YR WSEL AT CLOGGED/ZERO AVAILABLE STORAGE CONDITION.

Engineering Review (Gene Williams) 10/17/2023

4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

Noted. There is nothing to show or display on the final plat from this comment.

5. All engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Noted. There is nothing to show or display on the final plat from this comment.

6. All subdivision-related public improvements must have a Certificate of Final Plat Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City’s unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial

Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

Noted. There is nothing to show or display on the final plat from this comment.

7. A land disturbance permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Noted. There is nothing to show or display on the final plat from this comment.

8. All permanent offsite easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for Verification.

A pdf of the two recorded offsite easements is included with this submittal. The original recorded Storm Drainage Easement Instrument Number 2023E0083891 and original recorded Sanitary Sewer Easement Instrument Number 2023E0083921 was submitted to the attention of Gene Williams on November 21, 2023.

9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Noted. There is nothing to show or display on the final plat from this comment.