

December 3, 2024

City of Lee's Summit, MO
ATTN: Daniel Fernandez, Project Manager
220 SE Green
Lee's Summit, MO 64063

RE: PL2024112: Discovery Park, Lot 9 – Mixed Use Building and Apartment Building

Own, Inc. has received your comments dated November 1st, 2024 and has the following responses:

Required Corrections:

Planning Review	Hector Soto, Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections

- Please submit an Engineer's Estimate of Probable Construction Costs.
OWN Response: The Engineer's Estimate of Probable Construction Costs has been provided.
- On the Drainage Map, Drainage Areas 5, 7, 14-17 all reference Str. 1C. It makes sense that pairs of drainage areas would reference the same structure since they're mirror images. However, they shouldn't all refer to the upstream structure. In addition, Structures 1A-1C are all shown as Junction Boxes, which means that no overland flow will be collected. Please review the overall drainage design and revise as needed.
OWN Response: We have those areas all directed at Structure 1C as the exact connections of the roof drains from the north buildings are not yet known. By directing all of that flow to the upstream structure, that will ensure the pipe between Structure 1C and 1B would be conservatively sized to accommodate any connections of roof drains. It is anticipated that additional trench drains or patio drains will be utilized in the plaza area and also connected to these junction boxes. That is why there is surface drainage area assumed to be collected in them. Final details of these drains will be included with the building permit submittals.
- The standard details that were added, STM-6 and STM-7, are not the current details. Please update (although the info hasn't changed on STM-7 it was still updated, not sure why).
OWN Response: The details have been updated.
- The developer has submitted a document (ECRs) that covers the entire site for all private utilities. If so, then the private water easements are not necessary. Please confirm and update plans if appropriate.
OWN Response: That is confirmed. The easements have been removed from the plans as appropriate.

Traffic Review	Erin Ralovo Erin.Ralovo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303 Assistant Chief Jim. Eden@cityofls.net	Approved with Conditions
Building Code Review	Joe Frogge (816) 969-1241 Plans Examiner Joe.Frogge@cityofls.net	No Comments

Please feel free to contact me with any additional questions or comments.

Sincerely,



Jeff Bartz, PE (OWN, Inc.)