



Application Number: PL2023213  
Application Type: Residential Final Development Plan  
Application Name: The Haven at Douglas Station  
Location: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086  
1141NW SLOAN ST, LEES SUMMIT, MO 64086

Please find responses to City comments in bold below.

### **Planning Review**

1. BUILDING SETBACKS. The current layout of the two garage buildings along NW Sloan St rely on the pending vacation of right-of-way application to satisfy the minimum 20' building setback from the ROW. Staff cannot approve the final development plan with the garage setbacks as currently shown until such time as the abutting ROW is vacated and platted to absorb the ROW into the project site. **Will meet new R/W. Minor Plat submitted**

2. BUILDING ELEVATIONS. The previously made comments below were not addressed as part of the resubmittal.

- Provide additional detail as to the exterior building materials. Is the board and batten and lap siding cement fiberboard or some other material? Provide specifications for said material. **SEE ARCHITECTURAL PLANS**

- In order to comply with ordinance requirements, the back elevation for the garages require some vertical projecting or offset features to provide some relief for the long flat walls. **SEE ARCHITECTURAL PLANS**

- Provide a material legend for the garage elevations. It appears that the same lap siding and brick from the apartment is being used, but it isn't made clear. **SEE ARCHITECTURAL PLANS**

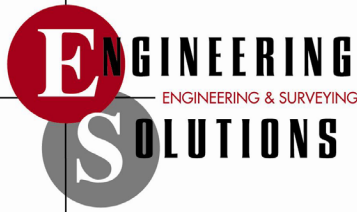
3. TRASH ENCLOSURE DETAIL. Label the gate material. The gates shall be a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. **ADDED NOTE.**

4. SWIMMING POOL SETBACK. The proposed swimming pool shall maintain a minimum 20' setback from all property lines, inclusive of the concrete apron, deck structure, mechanical equipment or other pool appurtenance. The proposed pool is currently set back approximately 15' from the nearest property lines to the west and south. **REVISED.**



### Engineering Review

1. Refer to comment #1 in previous applicant letter. Grading within the existing detention basin is shown, but no callouts for slope are provided. Provide slope callouts to the outlet pipe. In addition, a break in the slope is shown at the 973 contour. Recommend a straight slope across entire basin bottom. Correction required. **REVISED.**
2. Add note to detention basin plan stating that "DETENTION BASIN RE-GRADING AND REHAB IS REQUIRED PRIOR TO ALL OTHER ACTIVITIES ON THE SITE, EXCEPT FOR EROSION AND SEDIMENT CONTROL ACTIVITIES". Correction required. **ADDED.**
3. The detention basin should be utilized as a sediment basin during construction. Provide a design for this basin during construction for use as a sediment basin. The design shall include any skimmers, temporary modifications to the outlet pipe, sizing information and design of the installation in relation to the outlet pipe. Correction required. **A sediment trap was placed onsite.**
4. Turf reinforcement mat was missing from the detention basin retrofit design along the sides. Correction required. **TRM Added.**
5. Why is the emergency spillway not labeled? Is the location of the emergency spillway in a logical location where downstream structures will be safe from flooding? This should be discussed within the missing stormwater memorandum. In addition, provide a label for the emergency spillway. Correction required. **Labeled & discussed in report.**
6. Add a note stating "AS-BUILT RECORD DRAWING OF THE DETENTION BASIN IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY". The as-built will be abbreviated in scope, and should only concentrate on the top of dam, emergency spillway crest, the contours elevations, the bottom slope, and the finish flowline of the outlet pipe and outlet pipe size. Correction required. **ADDED NOTE.**
7. Refer to comment #2 in previous applicant letter. Stormwater memorandum was missing. Correction required. **PROVIDED.**
8. Stormwater memorandum should memorialize the decision concerning stormwater detention for the site. It should also discuss the emergency spillway and its appropriateness in terms of location. It should also discuss the 20 foot setback from the 100 year clogged condition not being met from the building to the north, as this was an existing condition from the original construction decades ago. Correction required. **NOTED.**



9. Refer to comment #4 in previous applicant letter. The 24 inch sanitary sewer should not be utilized for connections. All three buildings to the south of the midpoint are shown with connections to the 24 inch line, which is not allowed without an approved waiver to the Design and Construction Manual. It appears there are alternatives, such as the 8 inch sanitary sewer line to the north and northwest for private lateral connections. Corrections required. **REVISED SANITARY LINES TO CONNECT TO MANHOLES.**

10. Water line 1 (i.e., let 1 of the fire line) is shown in profile on Sheet C.502. Where on the plan is this located? Where are the other 5 legs? Identify all legs of the private fire line (e.g., Line 1, Line 2, Line 3, Line 4, Line 5, etc.) on the plan view, and provide a profile view for all legs. Correction required. **ADDED PLAN AND PROFILES.**

11. A direct connection shall be made between the outlet pipe from the Lee's Summit Joint Operations Center to the south, and your development (i.e., field inlet 1-6). Plans are not finalized on the Joint Operations Center, so notation and linework regarding this direct connection should be placed on the plans for final coordination for direct connect as shown on the approved FDP for the Joint Operations Center. It is anticipated a 30 inch round pipe shall be utilized for the primary outlet pipe for the Joint Operations Center, so direct connection to your field inlet 1-6 should be feasible. Corrections required. **ADDED LABEL.**

12. Detention Basin Comment: A stand of trees will need to be removed from the detention basin on the north side. Is this desired by the applicant? It would appear this stand of trees will offer water quality benefits if they remain. It may be better to leave this wooded portion of the detention basin alone, grade around this stand of trees, and provide positive drainage to the outlet pipe if possible. This will eliminate a some of the grading work to increase the storage volume. Evaluate within the stormwater memorandum, and correct as appropriate. **To be removed.**

#### **Fire Review**

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. **NOTED.**

The FDC's are not all within 100 feet of a fire hydrant for the northeast building. FDC not shown on southeast building. **ADDED FH.**

3. IFC S07.1-An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Provide information to Water Utilities to complete a water model and confirm available fire flow per IFC Table B105.1(1) with a 50% reduction for an automatic sprinkler system. **NOTED.**

What is the result of the water model completed for this project. Provide the square footage used and construction type. **WATER UTILITIES TO PROVIDE.**



Response Comment Letter  
January 27, 2025  
The Haven at Douglas Station  
Lee's Summit, MO

**Traffic Review**

No Comments

**Building Codes Review**

1. Architectural plans not reviewed during this process.

Action required: Comment is informational.

3/15/24 - acknowledged in letter

**NOTED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht