



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
1141 NW SLOAN ST, LEES SUMMIT, MO 64086

Please find responses to City comments in bold below.

Planning Review

1. VACATION OF RIGHT-OF-WAY. The associated vacation of right-of-way application (Appl. #PL2024-093} shall complete the approval process and have the approving ordinance recorded with the County prior to approval of the final development plan and associated minor plat. **NOTED.**

The vacation of right-of-way application is currently scheduled for the April 8, 2025, and April 15, 2025, City Council meetings for the public hearing and second ordinance reading, respectively.

Engineering Review

1. Index on Cover Sheet does not match the numbering of the included sheets in the plan set. Correction required. **REVISED.**

2. Sheet C.300 Utility Plan: Why is this sheet being included? It appears there are two (2} conflicting utility plan sheets (i.e., Sheet C.300 and Sheet C.400}. Reconciliation and correction required, including the index of the cover. **C.300 IS UTILITY PLAN.**

3. Sheet C.400 Utility Sheet:

1. A profile view of the private 8 inch sanitary sewer service line from Building #1, #2, and #3 to manhole #23-013 appears warranted due to the minimum slope shown at Building #3. The profile view . should be provided along all portions of the private line, and ending at manhole #23-013. Provide instructions to core drill the manhole. **REVISED.**

2. Label manhole #23-013. **REVISED.**

3. Manholes appear to be required at all directional changes of the sanitary sewer lines. **ADDED CLEANOUTS.**

4. Sheet should be retitled as "private sanitary sewer utility plan" or equivalent due to the lack of any private water lines or other utilities. Correction required. **REVISED.**

5. Notes are provided with revision clouds stating "added physical extension of sanitary sewer to property boundary". What does this mean? **REMOVED.**



6. Building #5 sanitary sewer service line (8 inch) is shown connecting to nothing. If the intent was to connect to an existing stub, the stub shall be removed, and the private sanitary sewer line shall be connected to manhole #23-139. If using anything other than an 8 inch private line, it shall be connected to the line with a wye. **REVISED.**

7. Label existing manhole #23-139. **REVISED.**

4. Refer to previous applicant letter. The unsealed and unsigned stormwater memorandum/report dated Feb. 19, 2025 (hereinafter referred to as the stormwater report) states on page 1 of the text "a building runs along the north property line of Tract A and is being encroached by the 100 year clogged water surface elevation". However, when looking at Sheet C.203, the 100 year clogged water surface elevation is shown 21.05 feet from the building. In other words, this statement does not appear to be correct when compared to Sheet C.203. Reconcile, and correct as appropriate.

5. Provide a signed and sealed stormwater memorandum.
PROVIDED WITH SUBMITTAL.

6. A SWPPP shall be required prior to formal approval.
PROVIDED WITH SUBMITTAL.

Fire Review

3. IFC 507.1 - 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.

What is the result of the water model completed for this project. Provide the square footage used and construction type.

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