



February 10, 2026

City of Lee's Summit, Missouri  
Development Services  
4800 E 63<sup>rd</sup> Street  
Kansas City, MO 64130

**RE: Hook Farms Third Plat  
Application Number PRSUBD20260019**

We are responding to your comments dated January 23, 2026, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Stephen Saylor". The signature is fluid and cursive.

Stephen Saylor, P.E.

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**Traffic Review – Streets by Erin Ralovo**

1. Trail should not cross at the bulb out as you are requiring the pedestrian cross at the widest part of the street. Sidewalk should be built around the outside of the bulb to a point where the street narrows to a regular width at lots 229 or 232.  
***The trail crossing has been moved to Lots 232/233 with signs and striping.***

**Engineering Review – Street and Storm by Gene Williams**

1. Sheet C101:
  - a. Index of sheets does not appear to include an erosion and sediment control plan. Please provide an erosion and sediment control plan with these plans.  
***A Site Disturbance plan set has been developed and submitted along with these plans for review.***
  - b. Index of sheets does not appear to include a signage plan. Please provide a separate signage plan.  
***The signage plan is now included in the traffic control plan and titled as such.***

2. Sheet C102:
  - a. KCMMB asphaltic concrete shall be specified for both the base course and the surface course.  
**Surface course and base course broken out in the estimate of quantities.**
  - b. Will you be providing an alternate to chemically-stabilized subgrade? Geogrid seems to be the default option as of late. All other aspects of the design would remain the same for a local street if geogrid is used.  
**Geogrid/geotextile added as an alternative in the street section next to chemically stabilized subgrade in case geogrid is to be used. Chemically-stabilized subgrade is anticipated to be used for this project.**
3. Sheet C103:
  - a. Stream buffers were missing. Please show all stream buffers.  
**Stream buffers are shown in the new Site Disturbance and Stream Buffer Plans.**
  - b. Storm line 4 easement should be a single rectangular drainage easement rather than as shown. It should also be shown as an exclusive drainage easement, not a general utility easement. Please call if any questions.  
**The layout for Storm Line 4 has been revised, and the easement layout has been revised as well.**
  - c. The graphical representation of the 100 year WSE shall be shown upstream of storm line 4, and shall be modeled using HY-8 or other appropriate culvert software. The stream analysis shown in the stormwater report is not an appropriate method to determine headwater upstream of this culvert.  
**The 100-year WSE is shown on the upstream culvert on the grading plan (Sheet C104) with a WSE of 948.37. The culvert has been analyzed using SSA with HGL results on the Storm Line 4 plan and profile using SSA and in the stormwater drainage study.**
  - d. The open channel upstream of storm line 4 drains more than 2 acres. In accordance with Section 5601.5(A)(1) , a sixty (60) foot setback from the top of bank is required from any habitable structure, such as a home or attached garage. It is recommended storm line 4 be extended to the north to the extent that a habitable structure will not be impacted within 60 feet of the top of bank. Grading plan shall be revised as appropriate after extending this line.  
**The nearest proposed lot to the upstream culvert was removed per setback requirements and to keep upstream vegetation. The top of bank for the outlet of the culvert was graded to maintain a 60' setback from the nearest habitable structure.**
4. Sheet C104:
  - a. A graphical representation of the 100 year WSE upstream and downstream of storm line 4 should be shown. A culvert analysis is required. Simple stream analysis included with Hydraflow Hydrographs is not sufficient to model a culvert in this instance. HY-8 or other software would appear appropriate.  
**The 100-year WSE is shown on the upstream culvert on the grading plan (Sheet C104) with a WSE of 948.37. The culvert has been analyzed using SSA**

**with HGL results on the Storm Line 4 plan and profile using SSA and in the stormwater drainage study.**

- b. Recommend extending storm line 4 to the north to eliminate the 60 foot setback issue from habitable structures.  
**The nearest lot to the upstream culvert was removed to keep existing trees and maintain a 60' setback.**
5. Sheet C108:
  - a. Storm line 4 was missing on the profile view.  
**Storm Line 4 has been added to the profile view.**
  - b. It is likely storm line 4 will need to be upsized to a larger size due to headwater effect and need to prevent hydraulic interference with the incoming 42 inch line from Eagle Creek 2nd Plat.  
**Storm Line 4 has been revised from RCP to HP for a lower Manning's n value. Storm Line 4 has been analyzed in Autodesk Storm and Sanitary Analysis 2024 (SSA). Analysis and results for Storm Line 4 have been added to the stormwater study.**
6. Sheet C110:
  - a. ADA-accessible route across the intersection makes a jog which is not allowed. A straight entry into the ADA-accessible route is required without jogs.  
**The jog at the ADA ramps was removed and replaced with a straight entry.**
7. Sheet C112:
  - a. ADA-accessible ramp is non-compliant at the cul-de-sac bump-out. Relocate this ADA-ramp as per Traffic comments.  
**The ADA location has been moved.**
8. Sheet C114:
  - a. ADA-accessible route across the intersection is shown with a jog, which is not allowed. Provide a clean straight route across the intersection aligned with the ADA-accessible ramp.  
**The jog at the ADA ramps was removed and replaced with a straight entry.**
9. Sheet C118:
  - a. Water main is shown beneath the storm line at sta 20+40+/- . Deepen the storm lines and structures so the water main can be placed on top of the storm line rather than beneath the storm line to better facilitate future maintenance by the City.  
**The storm pipe was lowered for the water main to go over.**
10. Sheet C120:
  - a. Culvert analysis required. See previous comments concerning this issue. Recommend lengthening the pipe to address 60 foot setback issue from habitable structures, and upsizing pipe to address headwater effect and increased length in outlet control scenario.  
**Storm Line 4 has been revised from RCP to HP for a lower Manning's n value. Storm Line 4 has been analyzed in Autodesk Storm and Sanitary Analysis 2024 (SSA). Analysis and results for Storm Line 4 have been added to the stormwater study.**

- b. Square-off the easement shown around storm line 4, and dedicate as an exclusive drainage easement (i.e., ensure this is updated on the plat).  
***The layout for Storm Line 4 has been revised, and the easement layout has been revised as well.***
  - c. Ensure the water main is above the pipe when conducting the re-design (i.e., upsizing the pipe and lengthening). If needed, the City will allow a waiver to the 3.5 foot depth of cover rule for a short section if necessary.  
***The storm pipe was lowered for the water main to go over.***
11. Sheet C121:
- a. What does the note "358.01 LF 8" PVC @ 1.1%" on the profile view related?  
***The note was incorrectly placed and has been removed.***
12. Sheet C123:
- a. Add a note stating that "...water quality basin to be constructed with the installation of erosion and sediment control measures shown on the erosion and sediment control plan".  
***A note has been added to sheet C123.***
  - b. Add a note stating that "an as-built and as-graded plan shall be submitted to the City for review prior to issuance of a Certificate of Substantial Completion."  
***A note has been added to sheet C123.***
13. Sheet C127:
- a. Provide a note stating "...an as-graded Master Drainage Plan shall be submitted to the City and reviewed by the City prior to issuance of any building permits".  
***A note has been added to sheet C128.***
14. Missing Items: a.
- a. A signage plan is required.  
***The signage plan is now included in the traffic control plan and titled as such.***
  - b. Sheet C111 was missing the sidewalk to be installed with the subdivision improvements due to the adjacent common area tract.  
***The sidewalk has been revised to end at the lot line of 231, and the trail by others begins at the tract. No sidewalk to be installed with the subdivision improvements.***
  - c. Missing standard detail of stormwater structure lid for curb inlets, field inlets, and junction boxes. Ensure new "NO DUMPING - DRAINS TO STREAMS" STM-6 is included for the cover, and frame and lid detail detail also provided.  
***Updated storm structure and lid details have been added to sheet C130.***
15. Final Stormwater Report
- a. First section references "Hook Farms 2nd Plat" in second to last sentence. Shouldn't this be "Hook Farms 3rd Plat"?  
***Language has been corrected from 2<sup>nd</sup> plat to 3<sup>rd</sup> plat.***

- b. The report did not discuss the waiver to the peak flows for the 2, 10, and 100 year events granted during the Preliminary Plat phase of the project. This waiver is dated Apr. 16, 2019, and was issued for peak attenuation of the 2, 10, and 100 year event, but not the 40 hour extended detention portion of the requirements. This is a critical element of the report that should be discussed in detail. A copy of this waiver is included in Cityview under "Documents and Images", and it is recommended a copy of this waiver be included within the revised stormwater report.

***A new section of the stormwater study discusses the waiver from detention that was granted by the City of Lee's Summit.***

- c. Stream flow profile view was provided, but a culvert analysis was missing. Using a stream flow tool in Hydraflow Hydrographs is not an effective method for determining headwater depth or capacity of a culvert. Recommend HY-8 or other appropriate software, along with a thorough discussion within the report.

***The 100-year WSE is shown on the upstream culvert on the grading plan (Sheet C104) with a WSE of 948.37. The culvert has been analyzed using SSA with HGL results on the Storm Line 4 plan and profile using SSA and in the stormwater drainage study.***

16. Updated engineer's estimate incorporating these comments shall be submitted prior to formal approval.

***An updated opinion of probable cost has been included in this submittal.***

#### **Engineering Review – Water by Gene Williams**

1. Sheet C303

- a. Add a fire hydrant between lot 233 and 232.

***Prior to lot numbering changes, fire hydrant was added at lot line 233/234. Lot line 232/233 is too crowded with a new ADA ramp location, pedestrian crossing sign, and sanitary lateral. Fire hydrant is 5' from curb inlet at lot line 233/234.***

- b. Move the fire hydrant between lot 238 and 237 to 238 and 239. This will eliminate spacing along Domitz Cir.

***Prior to lot numbering changes, fire hydrant has been moved to lot line 238/239.***

- c. Move the fire hydrant to the property corner of lots 256 and 244.

***Prior to lot numbering changes, fire hydrant has been moved to lot line 244/256.***

2. Sheet C305

- a. Three (3) valves are required at a tee effective 2023. Show and additional gate valve along Farmhouse Rd, on the opposite side of the tee.

***An additional gate valve has been added on the opposite side of the tee.***

3. Plans were missing the following items:

- a. Trenching and backfill detail.

***Detail has been added to detail sheets.***

- b. Valve and housing standard detail.  
**Detail has been added to detail sheets.**
  - c. Vertical and horizontal thrust block standard details.  
**Detail has been added to detail sheets.**
  - d. Fire hydrant standard details.  
**Detail has been added to detail sheets.**
4. Sheet C309
- a. Move the water main over the 15 inch storm line. This will require that you re-design the storm lines to maintain sufficient cover.  
**The storm pipe was lowered for the water main to go over.**

### Engineering Review – Sanitary by Gene Williams

1. Sheet C203
- a. Manholes shall be placed in either lane, centered within the lane and outside the wheeltrack. As shown, the manholes are shown at the crown of the road which is not allowed due to constructability issues.  
**Manholes within the street have been relocated to center of lane with manhole concrete boxout.**
  - b. Provide at least three (3) existing City manhole numbers to establish a reference for the general layout. City manhole #50-018, 019, and 020 shall be shown.  
**Existing city manholes 50-018, 50-019, and 50-020 are now shown on the general notes sheet.**
  - c. Deflection angle is too high at MH-1. Reduce to a maximum of 90 degrees.  
**All manhole deflection angles from incoming pipes to outgoing pipes have a deflection angle of 90° or greater.**
  - d. When redesigning the geometry of the sanitary line, minimize the private lateral distance to serve lots 236 and 237. This will decrease the maintenance cost for homeowner in the future.  
**Manholes 2-1 and 2-2 have been placed closer to lots 236 and 237 to decrease lateral lengths.**
  - e. Manhole 1-6 should be placed further to the west a few feet. Public sewer should only be extended as far as necessary to serve the lot in question.  
**Manhole 1-6 (now MH 1-5) has been placed further to the west and within the street.**
2. Sheet C204
- a. Slope between MH-1 and MH-2 is too shallow. Minimum of 0.8% required, ensure 20 foot depth to flowline rule is not violated in the redesign.  
**The pipe between MH 1-1 and MH 1-2 has over 31 connections, triggering the minimum slope of 0.60%. The pipe maintains less than the 20-ft depth from surface to flowline.**

- b. At MH 1-0 include notes stating “No doghouse manhole allowed, see Design and Construction Manual for acceptable methods. Contractor shall be required to “pump-around” while making the connection. Sewage pipes with grinder capability shall be employed during this activity, and pump(s) shall be of sufficient capacity to manage flows from the 18 inch sanitary sewer line.”  
***Note has been added to sheet C204.***

- c. A new invert is required at MH 1-0. Provide notes as appropriate.  
***A note has been added to sheet C204 stating “Contractor shall grout a smooth transition between the new 8” PVC to the existing 18” outgoing pipe.”***