LEE'S SUMMIT
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DEVELOPMENT SERVICES

Date: Monday, March 02, 2026

To: Olsson Engineering
1814 Main St
Kansas City, MO 64108

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number:	PRSUBD20260019
Application Type:	Public Infrastructure
Application Name:	Hook Farms Third Plat - Infrastructure plans

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at **devservices.cityofls.net**. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Traffic Review - Streets	**Reviewed By: Erin Ralovo**	**No Comments**
Engineering Review - Street and Storm	**Reviewed By: Gene Williams, P.E.**	**Corrections**

2. Sheet C102: (a) KCMMB asphaltic concrete shall be specified for both the base course and the surface course. This shall be noted on the typical section view on this sheet.

3. Sheet C103: (a) The graphical representation (i.e., the areal extents) of the 100 year WSE shall be shown upstream and downstream of storm line 4, and shall be modeled using HY-8 or other appropriate culvert software. Using the 100 year WSE within the culvert is not sufficient to model the headwater depth. (b) Simply stating the culvert can manage 302 cfs is not sufficient. We need to see the headwater effect on the adjacent in context to the adjacent lot(s).

4. Sheet C104: (a) A graphical representation of the 100 year WSE upstream and downstream of storm line 4 should be shown. See above comments.

10. Sheet C120: (a) Culvert analysis required. See previous comments concerning this issue.

17. Sheet C1243: (a) A route shall be established for the detention basin spillway. As shown, this will lead to erosion. Either an engineered swale or an undergound route to the creek is warranted. (b) table at bottom right corner shows a spillway with 5 feet depth. What does this mean? This does not appear to reflect the plans. (c) provide numeric slope callout on the bottom of the basin along with drainage arrows (d) HGL shall be shown for all pipes greater than 8 inches diameter, along with the design HGL. (e) What is the 10 year WSE within the basin? This may affect comment (a). If the 10 year event is contained within the basin, an overflow swale described in comment (a) may not be necessary (f)

Engineering Review - Water	**Reviewed By: Gene Williams, P.E.**	**Corrections**

5. Add a valve northwest of the valve at Sta. 24+38.56 on sheet 307.

Water Utilities - Water Review	**Reviewed By: Kevin York**	**Corrections**

1. add a valve northwest of the valve at Sta. 24+38.56 on sheet 307

Engineering Review - Sanitary	**Reviewed By: Gene Williams, P.E.**	**No Comments**
Water Utilities - Sanitary Review	**Reviewed By: Amanda Bagwell**	**No Comments**
Engineer Review - Grading	**Reviewed By: Gene Williams, P.E.**	**Approved with Conditions**

1. Fees shalll be paid prior to formal approval.

2. Applicant shall obtain and MDNR contruction permit for any land disturbance activities greater than 1 acre.

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File