



March 5, 2026

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

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

We are responding to your comments dated February 27, 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".

Stephen Saylor, P.E.

Engineering Review – Street and Storm by Gene Williams

1. 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.
“KCMMB” has been added to the surface and base course asphaltic concrete in the typical section.
2. Sheet C103:
 - a. The graphical representation (i.e., the aerial 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 software. Using the 100 year WSE within the culvert is not sufficient to model the headwater depth.
Downstream profiles and results table have been added to new sheet C104A, with alignments shown on the grading plan (C104). Model results for the downstream channel can be seen in the storm drainage study. The upstream graphical representation of the 100 year WSE can also be seen on the grading plan with the updated WSE from the HY-8 model.
 - 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).

Lines showing the 100-yr WSE are shown on the grading plan and their relation to existing and proposed lots.

3. Sheet C104:
 - a. A graphical representation of the 100 year WSE upstream and downstream of storm line 4 should be shown. See above comments.
Downstream profiles and results table have been added to new sheet C104A, with alignments shown on the grading plan (C104). Model results for the downstream channel can be seen in the storm drainage study. The upstream graphical representation of the 100 year WSE can also be seen on the grading plan with the updated WSE from the HY-8 model.
4. Sheet C120:
 - a. Culvert analysis required. See previous comments concerning this issue.
A culvert analysis was completed using HY-8 with results in the stormwater drainage study.
5. 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 underground route to the creek is warranted.
An underground route to the creek has been utilized to pass the 10- and 100-year storm events through the pipe system and new outlet structure. The spillway would only be used in fully clogged conditions.
 - 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.
The spillway depth has been updated to 1.50'.
 - c. Provide numeric slope callout on the bottom of the basin along with drainage arrows.
Drainage arrows have been placed along the bottom of the basin.
 - d. HGL shall be shown for all pipes greater than 8 inches diameter, along with the design HGL.
The HGLs for Storm Line 6 have been added per the basin design.
 - 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)
The 10-year WSE is now shown in the profile for Storm Line 6.

Engineering Review – Grading (Approved with Conditions) by Gene Williams

1. Fees shall be paid prior to formal approval.
Acknowledged.
2. Applicant shall obtain and MDNR construction permit for any land disturbance activities greater than 1 acre.
Owner has obtained an MDNR construction permit for land disturbance activities.