



March 26, 2020

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

RE: PRLD20200687
Land Disturbance Plan Review Comments
Hook Farms 1st Plat

We are responding to your comments dated March 18, 2020, and are submitting with this letter, the revised plans. Please find our responses to your plan markups below.

If you have any questions or need additional information, please do not hesitate to contact me by phone at (816) 442-6044 or by email at jsellers@olsson.com.

Thank You,

A handwritten signature in blue ink that reads "Julie Sellers". The signature is fluid and cursive.

Julie Sellers

ESC Application and Plan Review – Loic Nguingiri

1. • *Please include the following items on the cover sheet:*

- o *Oil and gas (on-site) information note*
- o *FEMA flood hazard information note*
- o *Utility contact information*

Response: All items added to cover sheet, as requested.

2. • *Please show and label proposed contour elevations within the disturbance area.*

Response: Proposed contours added and labelled in plan.

3. • *There is an existing underground 30" water transmission main crossing the property. Please show and label the transmission line on the plan. Also, make sure to note that "No stockpiling is allowed near the transmission main".*

Response: 30" transmission main runs within an easement along the east property line. Main and easement have been labelled in plans.

4. • *Given the vast area, additional intermediate silt fence barriers would be required to prevent mud from running over long distances within the disturbance area. Please show the locations of silt fence J-hooks as needed on the plan. Please refer to standard detail ESC-03 on page C103.*
Response: Intermediate silt fencing has been added to plan. Silt fence “J-Hooks” added to plan.

5. • *Regarding general notes, please revise “The reviewing governing agency” to “The City of Lee’s Summit” where applicable.*
Response: Notes revised, as requested.

6. • *Regarding general note 6, please revise “per Kansas City, Missouri standard details” to “per APWA Kansas City Metro Chapter standard details”.*
Response: Note revised, as requested.

7. • *Regarding general note 7, please add “The City of Lee’s Summit Design and Construction manual” when referring to sections 2100 and 2201.*
Response: Note revised, as requested.

8. • *Regarding page 3 of the SWPPP, please revise the general scope of work to match the expected work shown on the plans.*
Response: Scope revised to match work for stockpiling

9. • *Regarding page 5 of the SWPPP, please revise the construction site area to be disturbed to “3.20 acres (1st plat)” as shown on the cover sheet of the set of plans.*
Response: Disturbed area revised to match plans

10. • *Regarding page 6 of the SWPPP, there is an existing stream along the southern project boundary that needs to be protected. We are also aware of an existing private pond. Does this also need to be protected from silt?*
Response: Sediment fencing added to plans downstream of sediment fence placed at toe of stockpile.

11. • *Pages 6, 9, 11, 12, 13 & 16 of the SWPPP seem to contain information that does not match the expected work on the current set of plans. Please identify, as necessary, the current (1) and future (2) work accommodations to be performed on-site.*
Response: All future work removed from SWPPP pages. Descriptions revised accordingly.