

March 25, 2020

City of Lee's Summit
Development Services
Attn: Sue Pyles, P.E.
220 SE Green Street
Lee's Summit, MO 64063

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LampRynearson.com

RE: PL2019395 - Summit View Farms 4th Plat, Street and Storm Sewer Plans
Lamp Rynearson Job No. 0318050.02
Response to City Comments

Dear Ms. Pyles:

Enclosed are revised drawings for the above referenced project. The resubmittal addresses the City comments that were received on January 22, 2020 from the January 7, 2020 resubmittal.

The following written responses are provided to indicate the actions to address the City comments. City comments are indicated in *italics* with Lamp Rynearson responses in **bold**.

Engineering Review - Corrections

1. *Sheet 6:*

- *The area north of proposed SW Kline Ave and east of proposed SW Summit View Trl is a long steep slope. Consider additional erosion control measures along the slope, not just at the downhill base of the slope.*

Additional erosion control measures have been added to the inactive area erosion and sediment control plan.

- *Is proposed Swale 1 being utilized for erosion and sediment control at all?*

Temporary ditch checks have been added, after the swale is rough graded and prior to final restoration.

2. *Sheet 12:*

- *Revise General Note 5 to reflect that all lot elevations are proposed elevations.*
- *Revise the font for the Lot 92 elevations along SW Morris Dr. to match the elevations throughout the sheet and label as existing for clarity if appropriate.*
- *Proposed elevations are missing in the following locations:*
 - *Rear corners of Lots 79/80, 80/81, 81/82, 113/114, 114/115, 115/116*
 - *SE corners of Lots 75, 105, 106, 117*
- *Include MBOE for Tract D.*
- *Revise "(SS)" to "(SW)" in the Lot 97 MBOE label.*
- *Label proposed elevations as "Top of Berm" where appropriate.*

Additional elevations and clarifications have been provided. Per coordination meeting on January 30, 2020, the Tract does not require a MBOE.

3. *Sheet 13:*

- *Lots 85-91 are adjacent to Swale 1 and require MBOEs to be set 2' above the 100-year WSE. The topography makes meeting this requirement unrealistic. If the berm placed along the west side of the swale is 2' above the 100-year WSE, the MBOEs for Lots 85-91 do not have to be based on the*

100-year WSE within the swale. Verify the berm meets this requirement at ALL rear property corners of Lots 78-82 and 85-91.

- The use of ditch checks within Swale 1 are going to pond water on the upstream side of the ditch check. Since the swale is in a residential area, ponding isn't desired. Please revise to eliminate the ponding.*
- The drainage thru the swale will likely wash the mulch away. Please revise to eliminate the mulch.*
- Provide landscape easements to contain the swales, with maintenance responsibility to the Homes Association.*

Per follow up coordination on January 30, 2020, Swale 1 is included to provide water quality in accordance with KCMO level of service criteria for the tributary drainage area to the proposed stormwater management basin in KCMO. A swale has been added between Lots 87 and 88 to provide an emergency overflow path if the rear yard stormwater infrastructure becomes clogged.

A small private storm sewer pipe is now designated at ditch check locations to eliminate the potential for ponding. Mulch has been eliminated from the swales.

Landscape easements will be added to the final plat with maintenance responsibility to the Homes Association. This will occur prior to the plat being routed for signatures prior to recording.

- 4. Sheets 15-22: Include ADA-accessible route details, using the City of Lee's Summit design standards, across intersections under stop control. In addition, the profile view of the roadway sections must be updated to clearly show the locations of these stop controlled intersections.*

ADA accessible route locations are now shown in plan view and in profile view for stop controlled intersections.

- 5. Sheet 25: Extend the existing grade line to the upstream end of Line 4-10 in the Profile view.*

Existing grade is now shown to the end of the Line 4-10 in the profile view.

- 6. Does Estimate Item 10, Native Swale Seeding, include the plantings in the swale? Please clarify.*

The nomenclature for Item 10 has been revised to Native Swale Plantings for clarity.

We hope that we have adequately addressed each one of the review comments. Please contact me at dan.mcgee@lamprynearson.com or (816) 361-0440 should you have any questions regarding this submittal.

Sincerely,

LAMP RYEARSON



Dan McGhee, P.E.
Senior Project Manager

Cc: Bill, Kenney, Summit View Farms Development Group, LLC