

June 19, 2020

Jennifer Thompson, Planner  
City of Lee's Summit  
220 SE Green  
Lee's Summit, MO 64063  
816-969-1600  
RE: Residential Final Development Plan  
Application Number: PL2019121  
Summit Avenue Addition, Lots 1 & 2

**We would like to offer the following comments and changes. Please find our responses in bold.**

**Fire Review**

Jim Eden      Assistant Chief      No Comments  
(816) 969-1303      Jim.Eden@cityofls.net

**Planning Review**

Jennifer Thompson      Planner      No Comments  
(816) 969-1239      Jennifer.Thompson@cityofls.net

**Engineering Review** (by email on 10-21-19)

Gene Williams      Senior Staff Engineer      Corrections  
(816) 969-1223      Gene.Williams@cityofls.net

A concept plan of the Master Drainage Plan was included in the Preliminary Development Plan. While it may be acceptable for the Preliminary Development Plan, it is missing the following items for a final engineering plan:

1. Basement type – if none, then please specify “no basement”.  
**No Basement note added to drawings.**
2. Grading is shown at the north lot line of Lots 27 and 25, which will potentially impact these lots adversely. Please terminate the grading a minimum of five (5) feet prior to the north lot lines of these two (2) lots.  
**Grading terminated a minimum of five (5) feet from north property line as requested.**
3. Slope callouts along the swale were missing. These should be called-out to the nearest tenth of a percent, with a slope no less than 2.0%, or no less than specified in the drainage study.  
**Slope callouts along the swale are added.**
4. Swale detail should be labeled as referencing all swales within the project boundary, unless the swale will change along certain segments.  
**Note added on Master Drainage Plan (under swale detail) that the swale will be through the project boundary.**
5. Northeast of Lot 15A, Replat of Lowes Addition, existing contours are vaguely-defined. Do you have additional shots in this area? Will additional grading be necessary in this area?

**No additional grading in Lot 15A is required other than in the defined swale.**

6. An erosion and sediment control plan was missing.  
**An erosion control plan is included with this submittal.**
7. A final restoration plan was missing.  
**A final restoration plan shown with Erosion Control Plan (Sheet 4).**
8. It is recommended that turf reinforcement mat be utilized in the design of the swale.  
**Turf reinforcement mat (TRM) is called out and shown on the Swale Detail shown on Sheet 3.**
9. Off-site easements are needed.  
**Off-site easements provided as requested.**

Prior to moving forward with the platting of this subdivision (i.e., the Minor Plat), the following is required:

1. Submittal of a Master Drainage Plan (see above comments).  
**Submitted as requested.**
2. Approval of the Master Drainage Plan.  
**Acknowledged.**
3. Submittal of off-site private temporary grading easements.  
**Submitted as requested.**
4. Payment of Engineering Plan Review and Inspection Fee (based on an Engineer's Estimate of Probable Construction Costs).  
**Acknowledged.**
5. Completion of the activities shown in the Master Drainage Plan, and submission and approval of an as-graded Master Drainage Plan, or the posting of security in accordance with the Unified Development Ordinance (UDO).  
**Acknowledged.**

**Traffic Review** Michael Park City Traffic Engineer Corrections  
(816) 969-1820 Michael.Park@cityofls.net

1. Sidewalk payment in lieu of construction would be supported considering the area and absence of curbs. Sidewalk as shown adjacent to pavement or curb must be 6' wide, not 5' wide.

**A 6' sidewalk is referenced in the plans to be built at a future time.**

Regards,

A handwritten signature in blue ink, appearing to read "K. Sterrett".

**Kevin Sterrett, PE, PLS**  
**Development Services Manager**  
**HG Consult, Inc.**