



June 30, 2020

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

RE: Hook Farms 1st Plat
Engineering Plan Review

We are responding to your comments dated June 23, 2020 and June 24, 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".

Julie Sellers

Street, Storm, Mass Grading – PL2020110

Please submit a floodplain permit application.

Response: Floodplain Development Application has been included in resubmittal.

Show the lateral limits of the floodplain in relation to all construction activities (i.e., the sediment basin and water quality basin), as well as the elevations of the base flood elevations shown on the plans

Response: Plans have been updated to show the 100-yr floodplain limits and locations of the base flood elevation sections as shown on the FEMA Flood map.

Public Sanitary Sewer – PL2020109

1. Please review the following excerpt from the Design and Construction Manual: "Floodwater Elevation:

Unless improvements such as street grades will not permit, tops of manholes shall extend a minimum 1'-0" above the calculated 100-year floodwater elevation, provided that such extension shall not exceed 4 feet above final finish grade. Where this requirement results in an exposed manhole more than 4 feet above final finish grade, the manhole shall be equipped with watertight ring and bolt-down cover assembly with neoprene gaskets." The first question is the elevation of the 100 year base flood, and it should be clearly shown on the plans (i.e., profile view?). If the extension of the manhole barrel cannot be extended 1 foot above this level, then bolt down frame and lids are required, in addition to watertight ring and neoprene gaskets. A simple note of "bolt down lids" is not sufficient.

Response: Sanitary Line 1 profile has been updated to show the 100-yr flood elevation. Manhole 1-1 is within the floodplain and would exceed the 4-ft max height above ground to meet the minimum 1-ft above the 100-yr flood elevation. The note has been revised to include bolt down frame and lid with watertight ring and neoprene gaskets, as required.

2. Approval of the new connection point shall be required by the Little Blue Valley Sewer District, prior to approval of the plans..

Response: LBVSD approval letter has been included in the resubmittal.

Erosion and Sediment Control - PL2020152

Please submit a floodplain permit application (since partial work will be performed in the floodplain).

Response: Floodplain Development Application has been included in resubmittal.

Please show/label the FEMA 100-year floodplain boundary (zone AE) within the set of plans.

Response: Floodplain has been added to the plan set.