

DEVELOPMENT SERVICES

Date: Sunday, February 28, 2021

To: OLSSON ASSOCIATES
Megan Walter, P.E.
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2020114

Application Type: Engineering Plan Review

Application Name: The Retreat at Hook Farms - Street, Storm and Master Drainage Plan

The Development Services Department received revised plans for this project on Feb. 19, 2021. We have completed our review and offer the following comments listed below.

- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review

1. An email from Julie Sellers dated Feb. 26, 2021 stated that the concept design for the ADA-accessible ramps will be changing to a more functional design (i.e. to get the turning space outside the gutter) as well as a more forgiving design in terms of eliminating grade break issues within the gutter and turning space. It was our understanding these concept changes would take place for The Retreat at Hook Farms, as well as Hook Farms 1st, Osage 2nd, and Hawthorn 2nd and 3rd. It should be noted that on the proposed revisions at Harvest Moon Lane and Harvest Moon Place, there were exceedances in the design running slope and design cross slope which are not allowed. Our standard is 7.5% running slope for the ramp, and 1.5% for the cross-slope. This will allow a slight allowance during construction to achieve the 8.33% and 2.0% slopes.
2. Sheet C108: When calling out the cross-slope across the ADA-accessible ramps, the truncated domes are obliterated on both ramps at Hearthstone Place and Hook Rd. intersection in the area we had problems before in Hawthorn Ridge 2nd Plat. Please ensure the slope label does not obliterate the intent (i.e., to place the truncated domes across the entire width). Otherwise, we might be in the same situation as before with missing truncated domes at Hawthorn Ridge 2nd Plat.

Please contact me if you have any questions or comments.

Sincerely,

/s/ Gene Williams Feb. 28, 2021

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cc: Development Engineering Project File