



March 19, 2021

City of Lee's Summit, MO  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PL2021017  
Engineering Plan Review  
Hook Farms 2<sup>nd</sup> Plat – Street, Storm and Master Drainage Plan**

We are responding to comments dated February 5, 2021 and are submitting with this letter the revised plans. Please find our responses to the comments in bold 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](mailto:jsellers@olsson.com).

Thank You,

A handwritten signature in blue ink that reads "Julie Sellers".

Julie Sellers

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#### **Engineering Review – Gene Williams**

1. A stormwater report appeared to be missing for this phase of the project. In particular, the stormwater extended detention basin should be discussed, and calculations presented.  
**Storm study has been included with this submittal.**
2. We would suggest a re-evaluation of MBOEs based on conversations and emails provided previously on MBOE guidance. Although MBOEs can be specified for each lot, it is not necessarily required.  
**MBOE table has been removed from the plans.**
3. We are assuming the extended detention basin after conversion from a sediment basin will not require any additional floodplain development permit? Will there be any additional grading within the floodplain which changes the ground elevations?  
**No additional floodplain development permit will be required. Grading has been adjusted so there is no grading in the floodplain.**

4. Hook Farm Circle: An ADA-accessible ramp was not shown entering the cul-de-sac bulb, but rather, terminating within the right of way. The City has been terminating these ADA-accessible ramps into cul-de-sacs, and the plans should be revised. One option is to design a 90 degree ADA-accessible ramp entering the cul-de-sac bulb.  
**ADA ramp has been added to the west side of the cul-de-sac to line up with the future trail.**
5. Plan and Profile Views for Storm Lines: Please provide a light hatching and appropriate notes which specify that all pipe being installed in fill locations be backfilled and compacted, followed by trenching and pipe installation in the fill area.  
**Compacted fill hatch and note added to storm lines 1, 2, 8, 9, and 10 where less than 18" of existing ground is above the pipe.**
6. Sheet C138, C139, and C140 appear to be missing a flowline out for the storm lines entering the creek.  
**Flowlines at all end sections have been added.**
7. Sheet C131 appears to show the storm line daylighting into the extended detention basin at 940.0. The bottom of the basin appears to be flat for a portion of the basin bottom, and it would appear it will not properly.  
**Per discussions with the city, the basin bottom slope has been changed to 0.50%. The basin outlet pipe has been lowered so that this slope is achieved.**
8. The extended detention basin does not appear to be designed in accordance with the Design and Construction Manual in terms of freeboard between the nominal 100 year water surface elevation, and the spillway. It also does not appear to meet the clogged condition freeboard requirements from the flow within the emergency spillway and the top of the dam. A minimum 0.5 feet freeboard is required between the nominal 100 year water surface elevation and the spillway elevation, and a 1.0 foot freeboard requirement for the 100 year clogged condition flow within the spillway to the lowest point on the dam.  
**Per the approved Hook Farms Preliminary Stormwater Drainage Study, the proposed basin is not intended to be used as extended detention. It is proposed as a water quality basin which is not required to detain the 100-year storm 0.5 ft below the spillway. The basin and outlet pipe has been sized so that the water quality storm event will be held in the basin a minimum of 40 hours past the peak time.**
9. There appears to be a discrepancy in the pipe size shown on the section view versus the profile view for the extended detention basin outlet pipe. The section view appears to show 9 inch diameter, and the profile view shows 12 inch.  
**Basin outlet structure detail has been revised to show 12" outlet pipe.**
10. Master Drainage Plan Comments: The City is ok with allowing side yard auxiliary swales to be installed by the homebuilder, as long as they are noted on the Master Drainage Plan (MDP). Other auxiliary swales such as those to be constructed on the rear property lines should be installed along with the public subdivision improvements.

**Note added to the Master Drainage Plan sheet about drainage paths being constructed between houses.**

11. Other Master Drainage Plan Considerations: The City is of the opinion that basement type should still be required for each lot, unlike the MBOE.  
**Basement types for each lot are specified on the Master Drainage Plan.**

#### **Traffic Review – Michael Park**

1. Sidewalk Ramp missing across Hook Farm Cir. aligned with proposed ramp on Tracker Ln. on Layout Sheet. Sidewalk Ramp proposed near Lot 61/62 shall be moved to directly align with the proposed ramp on the southeast corner of the intersection. No unnecessary diagonal or angled roadway crossings.  
**ADA ramp has been added to the west side of the cul-de-sac to line up with the future trail. Per discussion with the city, the ADA ramp between lots 60 and 61 has been moved so that the corners of the sidewalk align.**
2. Sidewalk Ramp proposed near Lot 77/76 shall be moved to directly align with the proposed ramp on the southeast corner of the intersection. No unnecessary diagonal or angled roadway crossings.  
**The ADA ramp by lot 81 has been realigned so that it is in line with the ADA ramp between lots 76 and 77.**
3. Sidewalk Ramp proposed near Lot 51/52 shall be moved to directly align with the proposed ramp on the southeast corner of the intersection. No unnecessary diagonal or angled roadway crossings.  
**Sidewalk along SW Barley Field Drive moved to the other side of the road and ADA ramp on other side of SW Hook Farm Drive moved to align with the new sidewalk alignment.**
4. Coordinate Street Name comment on Plat to Street Name Signs for Hook Farm Drive/Hook Farm Circle. Hook Farm Circle is not a Circle, but rather a Court. If acceptable by Planning, consider the portion of Hook Farm Drive continuing to the cul-de-sac without a name change.  
**We reached out to the City Planning Department multiple times and did not receive an answer on what the street name should be. The approved Preliminary Development Plan shows the street name as SW Hook Farm Circle so the street name has been left as-is.**