



April 15, 2021

Sue Pyles, P.E.
City of Lee's Summit
Development Services
1301 Burlington, Suite 100
North Kansas City, MO 64116

RE: Retreat at Hook Farms 1st Plat
Engineering Plan Review

We are responding to your comments dated February 28, 2021, 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) 299.4341 or by email at mwalter@olsson.com.

Thank You,

Megan Walter

Street, Storm, Master Drainage Plan – PL2020114

- 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.”*

Response: ADA ramp design has been revised per recent discussions.

- 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.*

Response: Domes are visible on plans.