



August 26, 2021

City of Lee's Summit, Missouri
Development Services
Attn: Loic Nguingiri, Gene Williams
220 SE Green Street
Lee's Summit, MO 64063

RE: OSAGE 3RD PLAT – ESC/SITE DISTURBANCE (PL2021266)
OSAGE 3RD PLAT – Water Line Plans (PL2021265)
OSAGE 3RD PLAT – Street, Stormwater, and Master Drainage Plan (PL2021263)

We are responding to your comments dated August 2 and 4, 2021 and are submitting with this letter revised plans and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink, appearing to read "Julie E. Sellers". The signature is fluid and cursive, with the first name "Julie" and last name "Sellers" clearly distinguishable.

Julie E. Sellers

ESC/SITE DISTURBANCE – Engineering Review

1. Revise the second general note 8 on sheet C402 to mention that The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200.
General note 8 on Sheet C402 revised.
2. Revise the middle sentence of the ESC staging chart to discuss how and when sediment trap #1 is intended to be converted into a permanent detention basin, rather than how it is supposed to be removed/obliterated.
ESC staging chart revised.
3. Make sure to add the B4 rock ditch check leader that is missing near the northwest lot corner on sheet C407.
A callout added on Sheet C407.

4. Make sure to provide ESC protection to the area inlet located to the southeast lot corner, as per Osage 2nd plat.
Per discussions with city staff, the proposed storm sewer from Osage 2nd plat, in Tract I, is not required to be installed if Osage 3rd Plat is following in construction. This storm sewer is to capture the off-site water area, which Osage 3rd Plat cuts this water off and has a storm system installed on the western edge to capture. The Osage 3rd Plans have been set up assuming the storm line from 2nd plat was not installed as Osage 2nd Plat is actively under construction currently and the developer currently plans to start construction on this plat as soon as permitted.
5. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
Engineer's Opinion of Probable Construction Cost (EOOPCC) included with the resubmittal.
6. Please provide a SWPPP report and a Missouri DNR permit.
A SWPPP and a Missouri DNR permit included with the resubmittal.

Water Line Plans – Engineering Review

1. Sheet C304: The tee at Holdbrooks Dr. and Knoxville Ct. is shown with two (2) gate valves on the 8 inch main. The second gate valve should be shown on the 6 inch main to the south rather than the 8 inch main.
Acknowledged.

Street, Stormwater, and Master Drainage Plan – Engineering Review

1. Sheet C112: The midblock ramp on the north side of Holdbrooks Dr. does not appear to meet the standards contained in the Design and Construction Manual. Wouldn't it be better to keep the east/west portion of the sidewalk "at grade" (i.e., not sloped downward toward the turning space), install the turning space, and then create a ramp with no more than 7.5% running slope to the street? As shown, the east/west portion of the sidewalk dips down to the turning space, and the ramp is shown with grade breaks and a twist.
ADA Ramp grading revised. Due to the slope of the roadway the part from the back of curb to the landing has been labeled as a transition space, as the cross slope at the top needs to be different than the back of curb, due to the landing slope requirements.
2. Detention Basin Plan Sheet: Please label the spillway as the "emergency spillway".
Label updated.
3. Detention Basin Plan Sheet: Please show the following to aid in the as-built drawing: 1) proposed storage for the 100 year event, 2) 100% clogged/zero available storage water surface elevation for the 100 year event, 3) top of dam, and 4) 100 year water surface elevation for the nominal event (preferably in graphic and numeric format). This will make it easier to expedite the process during review of the as-builts.
Requested information added to the Detention Basin Plan Sheet.

4. Detention Basin Sheet: Detail on the outlet structure shows trash racks for both the open top weir and the 15 inch orifice. No other details were provided on how this will be constructed. Please provide sufficient details on how these will be constructed.

Detail added.

5. The stormwater report appeared to be missing the appendices. Please provide the complete sealed report.

Appendices included with the resubmitted stormwater report.

Street, Stormwater, and Master Drainage Plan – Traffic Review

1. Sheet C110 - Sag K-Value at Sta. 12+50 is too low. (Min. 20).
Grading revised to meet minimum K-Value requirement.