



August 5, 2021

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

**RE: PL2021166
Engineering Plan Review
The Retreat at Hook Farms 2nd Plat – Erosion, Siltation Control**

We are responding to comments dated May 26, 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.

Thank You,

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

Julie Sellers

Engineering Review – Loic Nguingiri

1. Revise general note 8 to “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”.
Note 8 has been revised.
2. It appears that sheet C405 has been included as a reference sheet. Please add the note, if applicable.
“For Reference” has been added to sheet title and note added saying refer to Hook Farms 2nd Plat plan set for more details.
3. Add a note to inform the contractor about the two (2) water mains running along the southern property line. Make sure to label how far they extend, to the west. Also, add a similar note for the crossing sanitary main.
Note added to the Grading Plan sheet advising caution when grading over the existing water mains and installing basin outlet pipe over the sanitary sewer line.
4. On sheet C406, extend the silt fence up to the edge of sediment basin 1.
Silt fence has been added on the east side of the sediment basin.

5. On sheet C406, revise the detail sheet reference for both sediment basin 1 and sediment trap 1. Make sure to also include the detail sheet reference for both sediment traps 4 and 5, shown on page C407.

Labels updated to show correct page numbers for details.

6. On sheet C410, add a “B4” leader for the area inlet located near Monarch View 1st plat. **“B4” leader added to the area inlet protection.**

7. Include “basin” in the description of BMP reference D1 (e.g. [...] by removal of sediment traps/basin), since D1 also applies to sediment basin.

D1 description updated to reference the sediment basin as well as the trap.

8. Please revise the sentence “washout will not be allowed” on page 15 in the SWPPP, since the plans show concrete washout to be used.

Wording revised to say, “washout will be allowed”.

9. Provide an Engineer’s Opinion of Probable Construction Cost (EOOPCC) sheet.

Engineer’s Opinion of Probable Construction Cost included with this submittal.

10. A floodplain permit will be required in order to perform grading work within the 100-year floodplain limits.

Acknowledged. Floodplain development permit application is included with this submittal.

11. Missouri DNR permit for Hook farms 1st plat appears to already cover a major portion of the land disturbance area for the Retreat at hook farms 2nd plat. As long as this previously issued permit is still valid and active, no other Missouri DNR permit for grading purposes would be required for this current application.

The majority of the Retreat at Hook Farms 2nd Plat grading was not included in Hook Farms 1st Plat’s MDNR land disturbance permit, only the stockpile area from the 1st Plat’s grading. A new permit will be required for this project and the permit has been included with this submittal.