



August 5, 2021

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

**RE: PL2021165
Engineering Plan Review
The Retreat at Hook Farms 2nd Plat – Street, Storm and Master Drainage Plan**

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". The signature is fluid and cursive.

Julie Sellers

Engineering Review – Gene Williams

1. What is the purpose of Sheet C106? Is this mass grading on areas off-site?
This sheet is from the Hook Farms 2nd Plat plans and shown for reference in this plan set. It is the area where the excess dirt from this project will be taken and placed. "For Reference" has been added to sheet title and a note added saying refer to Hook Farms 2nd Plat plan set for more details.
2. Tract N appears to include an existing swale draining Monarch View subdivision. Fill is shown at the end of the cul-de-sac extending into Tract N, and may present a drainage issue to Monarch View. Recommend consideration of a re-design in this area to manage the stormwater.
There is no fill proposed in Tract N by the cul-de-sac. Any runoff towards the cul-de-sac will drain into the cul-de-sac and be captured by the proposed storm sewer.
3. CLOMR-F shall be required prior to approval of the plans. LOMR-F shall be required prior to issuance of a Certificate of Substantial Completion.
FEMA CLOMR-F documents have been submitted and the City's Floodplain Administrator comments addressed on 8/4/2021. The LOMR-F documents will be submitted at a later date.

4. Stream buffers should be shown on affected lots, and should mirror what is shown on the approved PDP. At a minimum, it must be shown on the Master Drainage Plan.
Stream buffer boundary has been added to the Master Drainage Plan sheet.
5. Sidewalk is shown along Hook Rd. Is this a private sidewalk serving the subdivision?
Yes, it is a private sidewalk connecting the Retreat at Hook Farms 1st and 2nd plat and will not be shown on the plat.
6. Please see plat comments concerning sidewalk along Crown Dr. Wouldn't it be better to place the sidewalk on the opposite side of the street?
Sidewalk has been moved to the north side of Crown Drive.
7. Sheet C115: Distance from the truncated domes to the gutter is just over 5.0 feet for both ramps. It would appear the domes need to be skewed to meet standards of less than or equal to 5 feet.
Due to the distance being 5.7 feet from back of curb to the domes, the ramp has been adjusted to have skewed domes per the city's standard detail.
8. Sheet C115: The curb opening on the west side of the street appears to be greater than 1.5%.
Ramp slopes have been revised so the slope along the curb is less than 1.5%.
9. Sheet C116: Turning spaces for both parallel ramps should be identified with elevation and slope callouts.
Slope and elevation labels have been added to the turning spaces.
10. Sheet C117: The same comment applies to these two (2) parallel ramps. Slope and elevation callouts were missing on the turning space.
Slope and elevation labels have been added to the turning spaces.
11. Sheet C116 and C117: A note is provided stating "max cross-slope of 4.5%" on the ADA routes across the roads. It would appear the slope of the roads is less than 1.5% in both cases. It might be better to refer the reader to the street profiles for actual slope rather than show a 4.5% max slope.
Maximum slope note replaced with note directing the reader to the road plan and profile sheets for the road slope.
12. Sheet C129 contains a note about stream buffers not applying to this plat. This does not reconcile with the approved PDP.
Note has been revised.
13. It is our understanding that MBOEs will be established during the as-graded MDP phase of the project. Please be aware that as a general rule, 1 acre maximum upstream drainage area would be considered the cutoff before an MBOE is required for a particular lot, or adjacent to a emergency overflow swale. Overflow swale in this instance would be defined as a channel designed to manage the excess flow from an underground pipe system which surcharges less than 0.5 feet from the throat of a field

inlet. If the underground system can manage the 100 year flows without surcharging less than 0.5 feet from the throat of the inlet, the upstream drainage area to that particular inlet can be subtracted, which may eliminate the need for an MBOE for those particular lots adjacent to the field inlet.

Acknowledged.

14. Recommend that all pipes be sized as described above, with the 100 year HGL no more than 0.5 feet from the throat of the inlet. This will help eliminate MBOEs (if desired) on some lots using the rationale described above.

Storm pipe sizes have been left the same and MBOEs will be established for the lots requiring one. In case of clogging, overflow paths are provided.

15. The City has experienced several incidents where vegetation cannot be established in a timely manner. Is there a need for turf reinforcement mat in select locations, such as swales? Inexpensive options exist in terms of TRM, and we would recommend consideration to providing in select locations.

No additional TRM has been added to the plans but this comment will be taken into consideration during construction if the need arises.

Traffic Review – Michael Park

1. Can the street name Heartland Circle be changed to Heartland Road as a continuation of street in conformance with the Street Name Policy?

Heartland Circle has been changed to Heartland Road.