



October 01, 2021

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

RE: Hook Farms Subdivision Amenities Resubmittal

Thank you for your review and comments regarding the first Hook Farms Subdivision Amenities submittal. The revised plans are attached to this submittal. The following are the City's comments dated September 26, 2021 from staff review. Olsson's responses are in **RED** text.

Required Corrections:

- **Engineering Review (Rev #3):**
 - Comment: Include a general note stating that all construction shall follow City of Lee's Summit's Design and Construction manual.
 - **Note added to sheet C02.**
 - Comment: Label/indicate the location of the existing 16" water main running parallel to the eastern property line on sheet C04.
 - **Existing water main labelled on sheet C04.**
 - Comment: Is the walking trail traveling north-south, as shown on sheet C05, intended to be made of asphalt or concrete? If asphalt, then no revision is needed, make sure to provide a cross-sectional pavement detail of the asphalt walking trail. If concrete, revise the hatching and leader number accordingly.
 - **The walking trail is proposed as asphalt. A cross sectional detail has also been added to sheet C05.**
 - Comment: On sheet C09A, label/include MH 1-4 and NS 1-1 information in profile view, as well.
 - **All structures have been labelled appropriately in plan and profile view.**
 - Comment: On sheet C09C, label/include profile view information (i.e. NS 1-4, bend with cleanout) in plan view, as well, like previously done on sheet C09B.
 - **All structures have been labelled appropriately in plan and profile view.**
 - Comment: The City requires a 6"-thick minimum layer of granular bedding (aggregate fill) under utility pipe. Revise the trenching and backfill (bedding) construction detail accordingly.
 - **The Pipe Trenching and Bedding Detail has been updated as requested.**
- **Other Plan Revisions that were requested by the Owner and Architect (Rev #3):**
 - Additional fencing added to the west of the pool house.
 - Pool deck and pool house have been shifted south and increased in size slightly.
 - Storm sewer trench drain and other utility service lines have been shifted south to match up with the pool house.
 - Grading has been revised to match the revised layout. General grading concept has remained the same.

- Quantities and cost estimate have been revised according to changes outlined above.

Thank you for your review of our plans. If there are any questions, please contact me at (816) 442-6044 or jsellers@olsson.com.

Sincerely,

A handwritten signature in blue ink that reads "Julie Sellers". The signature is fluid and cursive, with the first name "Julie" and last name "Sellers" clearly legible.

Julie Sellers, P.E.
Olsson