



LEE'S SUMMIT MISSOURI

DESIGN AND CONSTRUCTION MANUAL DESIGN MODIFICATION REQUEST

PROJECT NAME: The Retreat at Hook Farms 2nd Plat

PREMISE ADDRESS: 2020 SW Hook Road, Lee's Summit, MO 64082


PERMIT NUMBER: _____

OWNER'S NAME: Hunt Midwest Real Estate Development, Inc.

TO: The City Engineer

In accordance with the Lee's Summit Design and Construction Manual (DCM) Section 1002.A, I wish to apply for a modification to one or more specification (s). The following articulates my request for your review and action. (NOTE: Cite specific code sections and engineering justification and drawings.)
5605.3 Stream Preservation and Buffer Zones- we are requesting a waiver/modification to this section to encroach on the prescribed stream buffer widths in specific areas as identified on the attached exhibit. An encroachment is requested to remove all stream buffer requirements/easements from limits of single-family lots. The area that is being requested to be modified out of the required stream buffer limits has been previously used for agricultural purposes and has been disturbed by row crop operations.

SUBMITTED BY:

NAME: Julie Sellers () OWNER (x) OWNER'S AGENT
ADDRESS: 1301 Burlington, Suite 100 Tel.# (816) 361.1177
CITY, STATE, ZIP: North Kansas City, MO 64116
Email: jsellers@olsson.com SIGNATURE: 

FORWARDING MANAGER: _____ RECOMMENDATION () APPROVAL () DENIAL

SIGNATURE: _____ DATE: _____

GEORGE BINGER III, P.E. – CITY ENGINEER: () APPROVED () DENIED

SIGNATURE: _____ DATE: _____

COMMENTS _____

A COPY MUST BE ATTACHED TO THE APPROVED PLANS



City of Lee's Summit, MO
Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

Re: The Retreat at Hook Farms Second Plat-Stream Buffer Variance Request

Dear Mike:

This letter is to support the stream buffer waiver request on The Retreat at Hook Farms Second Plat project to reduce the required buffer width.

Per APWA Section 5605.3 Stream Preservation and Buffer Zones, the required stream buffer width is based on total contributing drainage basin size, which results in a 100-foot-wide setback zone for this project. The purpose of the stream setback is to ensure there is sufficient space for a stream to meander in a natural manner and protect the adjacent environment. Section 5605.3.B.4 also mentioned how dense areas of native vegetation shall be maintained and how the 25 feet closest to the top of bank is the critical limits.

The stream buffer setbacks encroach on lots 186-191 of The Retreat at Hook Farms Second Plat. The city has requested an easement be placed over the stream buffer limits. From review of historic site imagery and site visits, this area has been under agricultural use for many years. Agricultural uses routinely disturb areas which prevents the growth of mature riparian vegetation. Due to the no active stream buffer existing in this area, we are requesting the setback zone be adjusted to remove the lot area and follow the rear lot lines.

Along with the above, it has been found that placing stream buffer requirements/easement on individual homeowner lots is not an ideal way of protecting the stream. Individual homeowners typically want fenced yards, mowed grasses, and other backyard improvements which go against stream buffer protection measures.

While this request is asking to remove stream buffer setback zones, per the enclosed exhibit, this is limited to an approximate maximum setback distance of 35 feet, resulting in a total area of 0.378 acres. Areas outside of the shown disturbed limits, will maintain required setback distances and existing vegetation around the creek.

We are requesting the city approve with waiver/modification request to allow the final stream buffer setback to be reduced where it encroaches on lots, as shown in the attached exhibit. Shall you have any questions about this request please reach out to us at jsellers@olsson.com or 816.299.4340.

Sincerely,

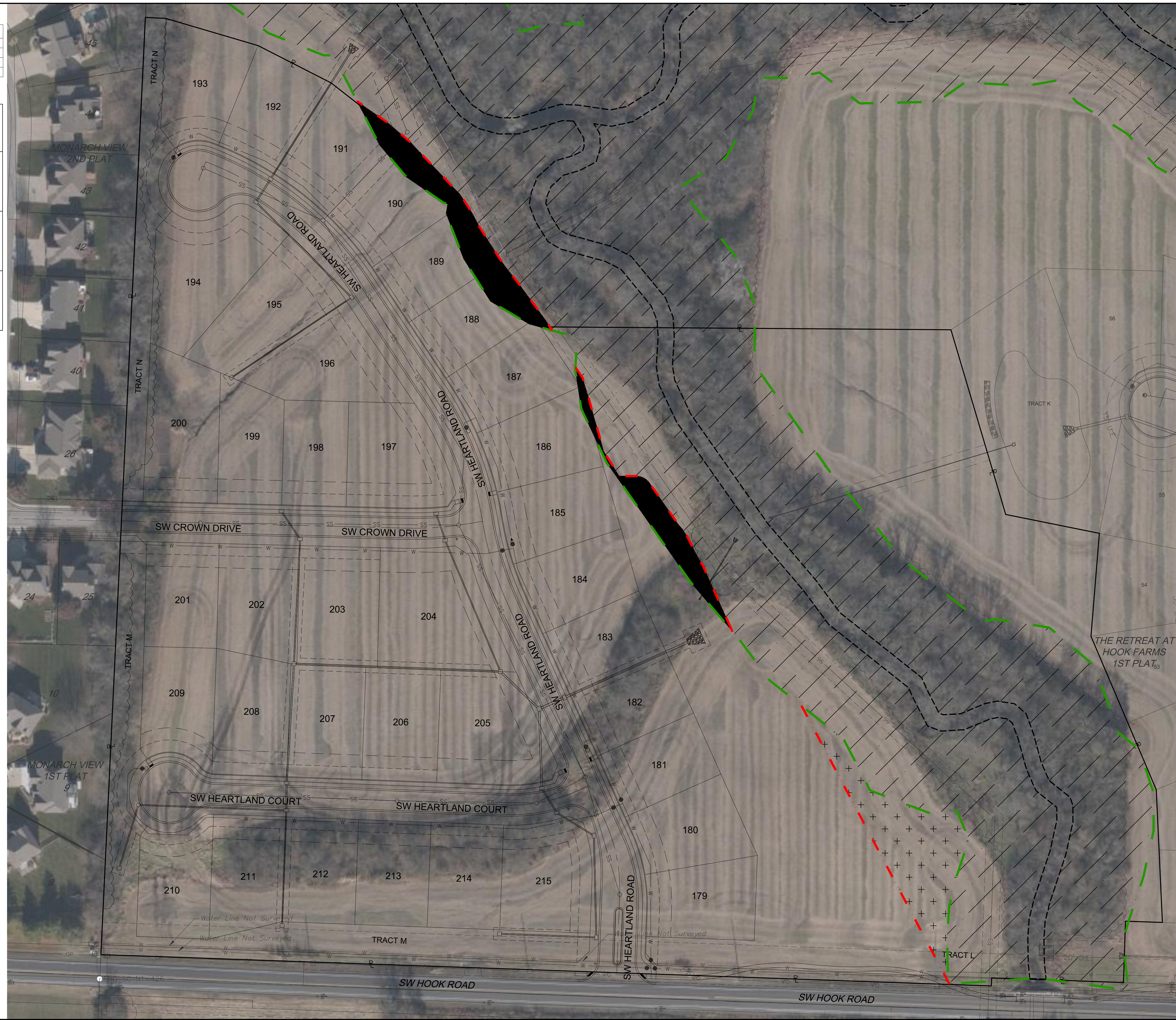
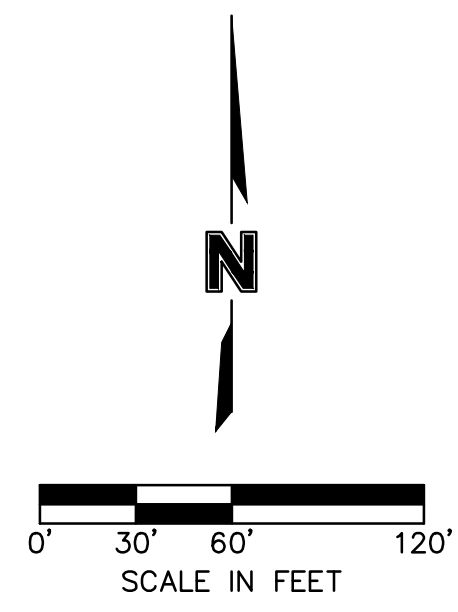
A handwritten signature in blue ink that reads "Julie Sellers". The signature is written in a cursive, flowing style.

Julie Sellers, PE
Project Engineer

DWG: F:\2019\4001-4059-A\40-Design\AutoCAD\Final Plans\Sheets\GNCA\Site Grading & Site Disturbance Plans\C_SBF01_A194059.dwg
 DATE: Oct 28, 2021 5:55pm XREFS: C_PTBK_A194059 C_PUTIL_A194059 C_PBASE_A194059 C_XBASE_A194059 C_SBUFF_A194059 USER: bworthley

LEGEND	
	PROPERTY BOUNDARY
	EDGES OF EXISTING STREAM
	EXISTING STREAM BUFFER OUTER EDGE
	PROPOSED STREAM BUFFER OUTER EDGE

STREAM BUFFER ZONE CALCULATIONS PRE-DEVELOPMENT AND PROPOSED DISTURBANCE		
	EXISTING STREAM BUFFER ZONE TO REMAIN	N/A
	DISTURBED STREAM BUFFER ZONE	0.378 AC.
	ADDITIONAL STREAM BUFFER GRANTED	0.400 AC.



olsson

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08-26-2021	REVISED PER CITY COMMENTS	
2	10-29-2021	REVISED PER CITY COMMENTS	

STREAM BUFFER PLAN
 SITE GRADING & SITE DISTURBANCE PLANS
 THE RETREAT AT HOOK FARMS
 SECOND PLAT

2021

REVISIONS

drawn by:	B.M.W./A.A.
checked by:	B.M.W./A.A.
designed by:	B.M.W./A.A.
QA/QC by:	J.E.S.
project no.:	A19-4059
date:	05-05-2021

SHEET C500