

January 24, 2022

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Ms. Sue Pyles
Development Services
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**Re: Summit View Farms 4th Plat – PL2019392
As-Graded Master Drainage Plan and Swale Sheet
Responses to City Comments**

Dear Ms. Pyles:

Lamp Rynearson has prepared responses to the City comments received on January 21, 2022 for this project. Lamp Rynearson has provided responses to the comments in **bold**.

1. Please include 100-year WSE's where present. These will be used to verify MBOEs are set correctly.

Per discussion on 1/24, WSE's are provided on swale sheet. They do not need to be duplicated on MDP sheet.

2. The contours in the SE corner of Lot 88 overlap. Please revise.

A 1000 contour has been added at the SE corner for the homebuilder to maintain / provide.

3. There are several instances where as-built elevations differ from proposed by a foot or more. Please confirm that the as-built elevations are correct and acceptable.

These as-built differentials have been reviewed and verified. The as-built grades are acceptable.

4. Please clarify why Lots 79, 81, 82 have MBOEs but are not requiring as-graded plot plans.

The MBOEs on these lots were provided for the water quality swale. These lots have been added to the as-graded plot plan table.

5. The (TOB) designation was crossed out when the as-built elevations were added. Please include (TOB) on those elevations, as well.

The as-built TOB designation has been added to the as-built elevations where appropriate.

6. Shouldn't the Lot 98 SW and Lot 99 NW MBOEs match?

The home on Lot 99 will sit further away from the swale, therefore the MBOE is set higher on this lot than on Lot 98.

7. The swales have been constructed at greater, and in some cases much greater, slopes than were designed. In addition, the Swale 1 ditch checks were not constructed as planned. It would appear that the swales, especially Swale 1 and the north end of Swale 3, have much greater chances for significant erosion. Please address.

The ditch checks with 4" pipes will be installed in the spring, which will help reduce velocities and erosion potential.

8. Since the swale slopes have changed, please update the Swale Design Table and 100-year WSE tables. Update MBOEs as needed.

The swale design table and 100-year WSE tables have now been updated to reflect as-graded conditions.

Sincerely,

LAMP RYNearson



Dan McGhee, P.E.
Senior Project Manager

cc: Project File