



February 19, 2024

Mr. Gene Williams
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Comment Response Letter
Wilshire Hills Public Improvements
NE Wilshire Drive
Lee's Summit, MO 64064

Dear Mr. Williams:

Please find enclosed the civil related comment responses for Wilshire Hills Phase III Construction Document review submittal. Comments were received on December 15, 2023. Below are responses to site plan review comments received.

Final Plat: Gene Williams

1. **Tract 1 is not contiguous with Lot 5, which is not allowed. During my phone conversation, I never indicated this would be acceptable as this is a planning issue, not an engineering issue. Please see planning comments related to the non-contiguous nature of this plat, and why it cannot be approved.**
 - a. Tract has been revised to contain contiguous lots.
2. **The stream setback shall be shown on the plat after revising the plat to remove the non contiguous nature of the plat. Please show in graphic form the limits of the buffer, including dimensions as necessary.**
 - a. Stream setback shown.
3. **Public infrastructure plans have not been reviewed, it is possible the review of these plans will affect the plat. Comments on the public infrastructure are forthcoming for the street and stormwater plans, so please refer to these comments (if any regarding the dedication of additional easements if needed.**
 - a. Comments received and addressed.
4. **The stormwater detention note specifies the property owner shall be responsible for continuing maintenance. This is not allowed in a tract, since the property owner's association or homeowner's association is required. There is no option for a Property owner " to provide this maintenance. Please revise as appropriate.**
 - a. In process of acquiring ECR.
5. **Stormwater study is still under review. Comments shall be submitted to you with the Street and Stormwater plans by Friday Dec. 15, 2023. Suggest waiting to resubmit until the stormwater study has been reviewed and approved along with any waivers from the City Engineer.**
 - a. Comments received and addressed.

Final Plat Traffic Review: Erin Ralovo

1. **Sidewalks are still not being shown along Wilshire Dr Minimum 5 FT sidewalks should be shown along both sides of Wilshire and should extend past the plat to meet with the existing sidewalk to the north.**
 - a. Sidewalks have been added.

2. **The sidewalk on the east side of the development will need to be extended past the plat all the way to the intersection of Wilshire and Meadowview to meet with the existing sidewalk.**
 - a. *Sidewalk has been connected.*

Final Plat GIS Review: Kathy Kraemer

1. **Curve at the end of dedicated Wilshire Drive is missing curve data.**
 - a. *Curve data has been added*
2. **Plat must contain only actual owners of the property. Easements on other properties can be handled through a recorded deed, easement, or by ordinance.**
 - a. *Easements have been removed.*
3. **A plat can have lots and tracts but they must all be connected. This has essentially two disconnected lots/ tracts and dedicated ROW. A plat boundary line must be closed, and this is not.**
 - a. *Tract has been revised to contain contiguous lots.*

Planning Review: Hector Soto Jr.

1. **Sidewalk Detail: Sidewalk within right of way (i.e., public sidewalk) shall not have woven wire fabric installed. Please see City specific standard detail for sidewalk, which includes leveling course. Please revise.**
 - a. *Public sidewalk detail shown with woven wire fabric.*
2. **ADA-accessible ramps at the two (2) commercial entrances were missing from the plans. These ramps shall be sufficiently detailed, including elevation callouts, slope callouts, width, flat spot across the driveway, etc. Please be aware the City of Lee's Summit uses a design standard of no greater than 1.5% cross-slope for ramps and sidewalks, and 7.5% running slope for ADA-accessible ramps. This will allow for some level of construction tolerance. Please provide a site-specific (i.e., not a generic) ADA-accessible ramp and ADA-accessible route plan.**
 - a. *Plans have been revised to the design standard of 1.5% slope.*
 - b. *Entrance ramps to be built with public improvement plans.*

Mass Grading an Erosion and Sediment Control Plans

1. **An itemized and sealed Engineer's Estimate of Probable Construction Costs shall be required prior to formal approval. The Engineering Plan Review and Inspection Fee is based on the accepted estimate.**
 1. *A signed Estimate of Probable Construction costs has been included with this submittal.*
2. **Please be aware this tentative approval is contingent upon approval of the waiver for stormwater peak attenuation. I have attached the form needed to acquire this waiver (above) so you can get started.**
 1. *Waiver attached.*
3. **When completing the "Design Criteria Modification Request" (i.e., the waiver), please do the following:**
 - 1) **complete the form as shown, but in the middle (after the words "NOTE: Cite specific code sections...") just say "see attached"**
 - 2) **on the attachment, provide specific citations within the KCAPWA for Comprehensive Control Strategy peak attenuation of stormwater you are requesting to be waived, discuss how and why detention will make the downstream situation worse, and discuss the water quality basin will be constructed, and reference the**

stormwater report by name and date (please do not send the entire document), and 3) provide exhibits as needed, showing the site, and the downstream/upstream areas to give the City Engineer a picture of where this is located within the watershed.

1. *Attached in*

Public Water: Gene Williams

1. Please refer to previous applicant letter concerning placement of fire hydrants. Although fire hydrants were shown in this resubmittal, they are not located in the correct location. They should be placed between the sidewalk and the street within the green space. This pertains to all three (3) fire hydrants shown on the plans. Please revise.

1. Location of fire hydrants has been adjusted. See page C3.02 and C3.03.

2. There continue to be issues with the water main shown beneath the storm line near station 2+50. The water main is now shown deeper than the last resubmittal. The maximum depth of water mains is 7 feet from the finish grade to the top of pipe. I am showing as much as 8 feet 10 inches of cover over the line. Water Utilities will not support any waiver for this excessive depth. My calculations and measurements show this line can be installed over the storm line near station 2+50 with 42 inches of cover. Please revise.

1. Water main has been revised to be located over the storm sewer. See page C3.03.

3. Prior to formal approval of the plans, the easement shall be acquired to the south to connect to the 16 inch line.

1. Easement has been requested.

Sanitary Sewer Plans: Gene Williams

1. Receipt of an Engineer's Estimate of Probable Construction Costs.

1. Signed OPC has been included.

2. Payment of the Engineering Plan Review and Inspection Fee based on an accepted estimate above.

1. Payment will be sent as fee is issued.

Street and Storm: Gene Williams

1. In the "Hydraulic Report" dated Nov. 28, 2023 (hereinafter referred to as "the stormwater report"), Page 1 in the introduction states that a detention basin will be constructed, and Phase III will include Wilshire Hills Phase III and future projects. Please clean this up, as it doesn't appear to make sense. It is our understanding this stormwater report addresses Wilshire Hills Phase III, and future improvements. However, Wilshire Hills Phase III is one (1) project, but does not include future projects. Please clarify.

- a. *Clarification has been added to specify future improvements.*

2. Page 2 of the stormwater report states "The City of Lee's Summit has requested for detention to not be designed for the site". This is not the case. During our phone conversation, I requested that you look into timing of the peaks associated with this watershed, and that if

detention using the Comprehensive Control Strategy showed adverse impact to the downstream system, detention to decrease the peaks might be waived if supported by evidence. Any conclusions, recommendations, or findings shall be the responsibility of the Engineer-of-Record, not the City of Lee's Summit. Please revise.

- a. Evidence proving the negation of peak flow caused by detention is available in the Hydraulic report as well as the supporting Appendix.*
- 3. The stormwater report is missing key elements within the text of the report, including the following:**
 - 1) analysis of the downstream peak flows as a function of time if Comprehensive Control Strategy is utilized**
 - 2) where the downstream analysis was conducted**
 - 3) assumptions made for the analysis**
 - 4) discussion of upstream detention basins**
 - 5) other factors related to watershed analysis. Please provide a comprehensive document that discusses all aspects of the watershed so you can make a valid conclusion.**
 - a. The following information has been included in the Stormwater Report, section 2.2.*
- 4. Exhibit C2.21 and C2.22 in the stormwater report do not show sufficient detail. For instance, no road references are shown, nor existing detention basins such as the large one between Jones Industrial and Strother Rd., or the underground detention basin at Wilshire Hills Phase 1 to the north, or the one at the corner of Meadowview Dr. and Akin Blvd. Airport is not shown, nor the downstream receiving floodplain to the north of this development. It is difficult to determine whether valid assumptions were made without this information shown on the exhibits. Please revise these exhibits as necessary.**
 - a. Further details have been added. See pages C2.21 and C2.22 for updated background.*
 - i. Road references have been added.*
 - ii. Existing detention basins (above and below ground) have been shown and labeled.*
 - b. See section 2.2 in the Stormwater report for the analysis.*
- 5. Considerable work needs to be done to evaluate the stormwater report. As presented, the report is incomplete. Please be aware that while appendices are required for a complete report, it is not the City's job to review these appendices to support one conclusion over the other. A thorough analysis shall be required within the text of the report, and this analysis shall be based on the findings of the study. No further review was conducted.**
 - a. Analysis has been added to elaborate on Public Improvements Stormwater Report.*
- 6. Please see comments related to the plat. Since the plat cannot be approved as shown in the non-contiguous manner, revisions shall be needed on the plans. Please revise as appropriate on the engineering plans.**
 - a. Plat comments have been addressed and revised.*
- 7. Please see previous comment letter. The skimmer design was shown, but I could not find the sizing information for the skimmer. Please provide the sizing for the skimmer.**

- a. Skimmer sizing is located on page C5.05.
8. **Please see comment #8 in previous applicant letter. Instead of an 8 inch orifice, a smaller orifice is shown. However, there does not appear to be any method shown to prevent clogging on the 4.55 inch orifice. There are various methods that have been used to prevent clogging, and this shall be required. Please be aware a simple screen has been proven ineffective since it is prone to clogging and frequent cleaning by the owner. A more robust method is needed than a simple screen across the small orifice. Please evaluate and revise as appropriate.**
 - a. See page C2.17 for revised perforated pipe to prevent clogging of the low flow orifice. It exits the basin before turning upwards at 90° with perforations allowing water to flow in from all around the system. The orifice is in the cap on the end of the pipe entering the structure to maintain required flow.
 - b. The top of the structure is covered with a metal grate to prevent trash from entering the system.
9. **Sheet C2.10: There are still issues with the storm lines shown toward the north side of the project. Please see GIS markup for a pictorial representation of what I had in mind. It would appear a curb inlet could be installed where the private 24 inch line on the west side of Wilshire Dr. enters public right of way, and this would denote the extent of public versus private in terms of the storm line. This will enable the corner to be cleaned-up in terms of storm lines, and will better serve the entire subdivision. Please evaluate the existing 24 inch public storm line to beneath Wilshire Dr. to ensure it has sufficient capacity, and ensure the downstream system after this point has sufficient capacity.**
 - a. The markup provided is not feasible due to the flow lines of the pipes in the area. The new Junction Box 50 has a flowline of 918.88. This water cannot be directed uphill into the existing curb inlet on the west side of the road which has a flow line of 922.53. Adding a junction box as shown on the GIS exhibit is not feasible.
 - b. To denote public vs. private, we have added a junction box on the west side of Wilshire Drive. Storm Sewer west of this junction box will be private.

Public Water: Gene Williams

No Comments

Traffic Review: Scott Ready

No Comments.

Final Plat

Final Plat: Gene Williams

1. **A SWPPP is required prior to formal approval of the plans. The SWPPP shall be submitted, and the City shall have sufficient time to review the SWPPP prior to formal approval of any building permit.**
 - a. A SWPPP has been provided.

- 2. An Engineer's Estimate of Probable Construction Costs shall be submitted prior to formal approval of the plans. The estimate shall be submitted, and the City shall have sufficient time to review the estimate prior to formal approval of the plans.**
 - a. A signed OPC has been included.
- 3. Please see previous applicant letter. Slope callouts**
 - a. Slope callouts have been added to all accessibility pages.

Final Plat: Erin Ralovo

- 4. Sidewalks are still not being shown along Wilshire Dr. Minimum 5 FT sidewalks should be shown along both sides of Wilshire and should extend past the plat to meet with the existing sidewalk to the north.**
 - a. Sidewalks has been extended to connect to existing sidewalk.

Final Plat- GIS Review: Kelly Kraemer

- 5. Curve at the end of dedicated Wilshire Drive is missing curve data.**
 - a. Data has been added.
- 6. Plat must contain only actual owners of the property. Easements on other properties can be handled through a recorded deed, easement, or by ordinance.**
 - a. Plat has been revised to show owners of property. Easements have been removed.
- 7. A plat can have lots and tracts, but they must all be connected. This has essentially 2 disconnected lots/tracts and dedicated ROW. A plat boundary line must be closed, and this is not.**
 - a. Plat has been revised to create closed boundaries.

All other comments have been modified and noted the updated changes on the Hydraulic Report. If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Thompson', with a long horizontal flourish extending to the right.

Sarah Thompson