

November 22, 2023

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

Re: LS Industrial - PRSUBD20235624 – Comments

We have received your comments dated November 20th 2023 for the above referenced project. Our responses follow each comment.

1. It appears the United States Army Corps of Engineers (USACE) permit expired in December 2020. It appears an extension was not filed. This will need to be addressed prior to approval of the plan.
GBA Response: *Please see extension documents forwarded by Owner.*
2. The stream buffer issue was not addressed. If a waiver is being sought for the stream buffer requirement, it shall be submitted on forms provided by the City, along with a signed and sealed summary and exhibit(s) showing the proposed activity to be waived, and citations of the Design and Construction Manual which reference the stream buffer requirements. Please contact me for the template for the waiver if this is desired.
GBA Response: *We are being consistent with the approved PDP with no buffer. Please see Preliminary stormwater drainage study LS Industrial dated Feb 25th 2022.*
3. A cover sheet with title, index, and location map was missing from the plans. Please provide a cover sheet, index, and location map.
GBA Response: *Revised, added cover sheet to plans. (see plan sheet 1).*
4. It appears the swale along the north side of Maddox Acres (i.e., the portion of the swale running east/west) is operating as a detention basin based on the grading shown on the swale A-A plan. The slope is shown at approximately 0.5% to a low spot, then approximately 0.5% in a negative direction to the east. This appears to contradict what is discussed in the "Stormwater Summary" dated Nov. 17, 2023. Please evaluate and revise plan and/or the Stormwater Summary as appropriate.
GBA Response: *The swale is not designed to operate as a detention basin. The rock ditch check is an erosion control measure.*
5. Is a rock check dam an appropriate control structure to limit stormwater migration to the south at the low point along the north property line of Maddox Acres? It would appear this plan resembles a detention basin in terms of functionality, and it would appear a more robust design is warranted.
GBA Response: *The intent of this plan is for the swale to operate similar to existing conditions. The rock ditch check is acting as an erosion control measure.*

6. It is not clear how the swale will drain along the east side of the project limits. For instance, the plan shows the swale connecting to the existing stream to the east, but that stream appears to drain across Lot 11 Maddox Acres.

GBA Response: *Revised grading, Existing Drainage patterns will be preserved with this plan. Existing stream to east will drain across Lot 11 similar to existing conditions.*

7. Is the intent to direct all stormwater from the stream and associated tributaries between Lot 8 and 9 Maddox Acres?

GBA Response: *Revised grading, the plans intent is for drainage to continue as in existing conditions.*

8. A specific erosion and sediment control plan is required. Please provide a specific erosion and sediment control plan on one (1) or more separate sheets.

GBA Response: *Revised, added erosion control plan. See sheet 8 and 9.*

We believe we have addressed all comments on this project. If you have any additional questions or concerns, please feel free to contact us.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.

Clint Loumaster, P.E.