



LEE'S SUMMIT

MISSOURI

May 14, 2018

Case Development, LLC
4200 East Skelly Dr
Tulsa, OK 74135

Re: Artisan Point Apartments
Preliminary Development Plan Application – PL2018079

Development Services staff meet this morning to discuss the preliminary development plan application (PDP) for the Artisan Point Apartments to be located on SE Blue Pkwy. The purpose of the meeting was to determine if staff could conduct a complete review based on the information provided. It was determined that staff would not be able to provide a completed review based on the stormwater report provided.

This determination is based on the following information provided by Development Services Engineering.

1. Old methodology was used in the detention study (i.e., pre-development versus post-development) rather than the Comprehensive Control Strategy specified in the Design and Construction Manual.
2. No soil analysis was provided.
3. No wetland, United States Army Corps of Engineers (USACE) permitting, or floodplain issues discussed.
4. The exhibit shown on Page 5 of the detention study is illegible.
5. The table shown on Page 6 of the detention study is illegible.
6. The table shown on Page 7 of the detention study is illegible.
7. The exhibit shown on Page 10 of the detention study is illegible.
8. The 1 year event is shown, but the City of Lee's Summit requires the analysis be performed on the 2, 10, and 100 year event, as well as 40 hour extended detention for the 90% annual mean event.
9. The existing conditions drainage area map shown on Page 4 does not show any contours. It is impossible to ascertain the drainage areas without showing the existing contours.
10. In short, the detention study must follow the Comprehensive Control Strategy described in Section 5600 of the Design and Construction Manual. The following guidelines must be followed when completing this study:

- Drainage area map for the existing conditions, including any off-site contributors to the drainage area. (Please note that these off-site contributors to the drainage area can, in some cases, be downstream of the development in addition to the more commonly observed upstream contributor to drainage area).
- Locations of all points of discharge from each sub-drainage area, with each point clearly labeled.
- Drainage area map for the developed conditions, including any off-site contributors to the drainage area.
- If any areas are proposed to drain undetained (i.e., typically fringe lots where post-developed grading will reduce the pre-development drainage area), it should be explained in the report, along with an analysis of pre-development versus post-development peak flow rate, and a request for a waiver to the Design and Construction Manual. These areas should also be shown on the drainage map.
- Soil analysis, showing the soil type(s) predominant on the site.
- Time of concentration calculations.
- Curve number assumptions.
- Floodplain issues, if any (explain in the report).
- Wetland and USCOE issues (explain in the report).
- A discussion of the general methodology used in the preparation of the report.
- A discussion of the existing conditions.
- A discussion of the proposed conditions.
- A discussion of any “future” conditions, if the development is planned as a phased development.
- A discussion of the method used to comply with the water quality standard set forth in Section 5600 (i.e., 40 hour extended detention, or volumetric reduction credit, or combination thereof).
- A discussion of all conclusions, including any waivers necessary to comply with the Design and Construction Manual.
- Explanation of the accounting procedure used to calculate the allowable release rate at key points shown on the drainage maps. In essence, if off-site contributors to drainage area are present in the existing condition drainage area map, then a percentage of their existing peak flow rate can be added to the allowable peak flow rate to the various drainage points of discharge.

- A table showing how these drainage areas were accounted in the calculation of the allowable peak flow rate at the various drainage points of discharge.
- Final Report - Inflow hydrographs for the 2, 10, and 100 year storm events (please keep in mind that this information will be required to run the preliminary model, but not necessarily required in the preliminary report).
- The maximum water surface elevation within the basin (normally the 100 year event).
- Final Report: Stage-discharge-rating curves/data tables for each emergency spillway, primary outlet works and combined outlets and overflows.
- Final Report: Routing curves for all design storms with time plotted as the abscissa, and the following plotted as ordinates:
 - A. Cumulative inflow volume
 - B. Cumulative discharge
 - C. Stage elevation
 - D. Cumulative storage

Please be aware that the preliminary report must include a narrative section which is arranged in a logical manner, and includes a discussion of how the various drainage areas were accounted in the calculation of the allowable release rates at various points of discharge, and a conclusion section.

As staff is unable to complete the required review of the project it will not be able to continue on the existing schedule. Once the required stormwater information is provided and determined complete, a new schedule will be determined based on the submittal date. The next two submittal dates are May 18th and June 1st.

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Mike Weisenborn
Project Manager, Development Services