



LEE'S SUMMIT MISSOURI

DESIGN AND CONSTRUCTION MANUAL DESIGN MODIFICATION REQUEST

PROJECT NAME: The Ridge at Winterset Summit – PDP and Rezoning

PREMISE ADDRESS: A Replat of Tract B2, Winterset Valley 2nd Plat & Lot 1-A Lee's Summit West Elementary

PERMIT NUMBER: Application Number: PL2020219

OWNER'S NAME: David G. Gale

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.)
(See Attachment A)

SUBMITTED BY:

NAME: Engineering Solutions

() OWNER (x) OWNER'S AGENT

ADDRESS: 50 SE 30th Street

Tel.# 816-623-9888

CITY, STATE, ZIP: Lee's Summit, MO 64083

Email: mschlicht@es-kc.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

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

Attachment A

1. KCAPWA Section 5608 Stormwater Detention and Retention, 5608.4 Performance Criteria, C. Release Rates, 1. Comprehensive Control, a. Post-Development Peak Discharge Rates for the 50%, 10% and 1% Storms. We request this criterion be waived based on the following, the post development peak discharge rates will be reduced below existing for all regulatory design storms including the 1.37" water quality storm. The peak discharge reduction occurs due to the reduction in the time of concentration for the proposed development in relation to the remainder of the upstream watershed which remains constant. The following table summarizes the existing and proposed peak discharge rates at the Point of Interest.

	Condition	Q1.37" (cfs)	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
POI Confluence	Proposed	319.27	1998.59	3558.09	5913.27
	Existing	319.42	1999.69	3560.08	5916.63
	Difference	-0.15	-1.10	-1.99	-3.36

A watershed map depicting the proposed project site, the Point of Interest and the watershed boundary is attached for reference. Both the watershed map and data presented were taken from the macro storm water drainage study titled, "The Ridge at Winterset Summit" dated October 27, 2020.

2. KCAPWA Section 5608 Stormwater Detention and Retention, 5608.4 Performance Criteria, C. Release Rates, 1. Comprehensive Control, b. 40-hour Extended Detention. We request this criterion be waived based on the peak discharge reduction as outlined in the table above in addition to the minimal volume being captured by the enclosed storm sewer system due to the topography and strata of the subject property. The majority of stormwater runoff will drain via sheet flow from the rear yards of lots to either Cedar Creek or Tributary C1 to Cedar Creek. The project site nearly meets the "design exception" for an area 2 acres or less, and an increased impervious area of 10% or less. Gale Communities specifically the Winterset Valley Development adjacent to the proposed project includes several BMP water quality entities such as numerous Butterfly/Rain Gardens throughout the development along with a large vegetated swale designed to help infiltrate and improve overall stormwater quality.

