

Date: Thursday, May 26, 2022

To: ANDERSON ENGINEERING INC
941 W 141ST TERRACE SUITE A
KANASAS CITY, MO 64145

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2022092

Application Type: Engineering Plan Review

Application Name: COBEY CREEK 2ND PLAT - Street, Stormwater, Master Drainage Plan, Mass
Grading and Erosion and Sediment Control

The Development Services Department has completed its review of the above-referenced plans dated May 11, 2022 and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review - Corrections

1. The stormwater report appears to use the incorrect methodology for the detention basin allowable release rate calculation. The City of Lee's Summit utilizes the flat release rate specified in the KCAPWA "Comprehensive Control Strategy", including 40 hour extended detention for the 90 percent mean annual event. Please review and resubmit a report which utilizes this methodology, and please recalculate the allowable release rates.
2. Please refer to previous applicant letter comment 13. I understand the situation as discussed in your response, but if a walkout is specified, please be aware that a daylight or standard basement is also allowed. If a daylight basement is specified, however, a walkout would not be allowed without a letter from a design professional, but a standard basement would be allowed. If a standard basement is specified, then a daylight or walkout would not be allowed without a letter from a design professional. In other words, specification of the basement type is not necessarily limited to what is shown on the Master Drainage Plan. Please review and revise as appropriate.
3. Please refer to previous applicant letter comment 3. Although storage was provided for the 100 year event, the 2 and 10 year storage was missing. Please review and revise as appropriate.
4. On Apr. 28, 2022, a waiver request template was sent to you for the undetained portion of stormwater to

the northwest of the project. What is the status of this waiver request? This shall be required prior to formal approval of the plans since grading shall be undertaken in this area and stormwater will be allowed to free-release in this area with no detention.

Traffic Review - Approved with Conditions

1. The City will require proof of acceptance from MoDOT for any connection to the State highway.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed May 26, 2022

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File