

July 22, 2022

Re: Cobey Creek 2nd Plat

Anderson Engineering has received your comments dated May 26, 2022 and have the following responses:

City of Lee's Summit – Engineering Plan Review – Street and Storm Sewer
Gene Williams, P.E. – (816) 969-1223

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. **The existing wet basin has an outlet control structure that was designed and approved with Phase 1 to utilize the Comprehensive Control Strategy mentioned. We are not changing this existing structure and the existing structure will continue to function as the primary outlet point on the south side of the development. The mention of "Pre Vs. Post" methodology in the drainage study is only used to explain that the construction of Wet Basin #3 will not affect or surcharge the existing Wet Basin #2, which then flows into existing Wet Basin #1, where the outlet control structure is located. The drainage study will be revised to clarify this better and resubmitted with the drainage waiver for peripheral drainage.**
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, 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. **Basement classifications have been added to the MBOE Plan sheets.**
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. **The 2-year and 10-year storage was added to the detention basin plan to make as-builts a smoother approval process.**

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. **The waiver request will be included the with drainage study resubmittal.**

City of Lee's Summit – Traffic Review – Approved with Conditions
Gene Williams, P.E. – (816) 969-1223

1. The City will require proof of acceptance from MoDOT for any connection to the State Highway. **Acknowledged. MoDOT should be finalizing their review any day now.**

If you have any further questions, feel free to contact me at 913-284-9362 or by email at gcates@ae-inc.com.

Sincerely,



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