



October 1<sup>st</sup>, 2024

City of Lee's Summit  
ATTN: Development Services  
220 SW Green Street  
Lee's Summit, MO 64063

RE: Cobey Creek 2<sup>nd</sup> Plat Infrastructure Plans

To Whom It May Concern:

The project is the 2<sup>nd</sup> Phase of the Cobey Creek Residential Neighborhood in Lee's Summit, Jackson County, Missouri. The total area for all five phases of the development is 97.3-acres, with Cobey Creek 2<sup>nd</sup> Plat (Phase 2) consisting of 31.97-acres. The property is located north of Missouri Highway 150 and east of Route 291, with Phase 2 located on the southwest portion of the property. The proposed 2<sup>nd</sup> Phase will include 86 residential lots; 25 ¼ acre single family lots and 61 1/8 acre townhome lots, as well as a 2.78-acre community clubhouse lot with a pool, playground, pickleball court, and associated parking.

The stormwater design for the proposed residential neighborhood in a fully built-out condition has been previously analyzed with the Cobey Creek Stormwater Management & Drainage Report, sealed April 23<sup>rd</sup> 2023, by OWN, Inc. No changes to the development have been made since the Macro Report was prepared and approved. During Phase 2 construction mass grading will occur on the north portion of the lot in preparation for future Phases 3, 4, and 5. The mass-graded area will then be stabilized with seed mix with 75% cover per the Erosion Control Plans.

In the report, a composite CN value of 86 was used for drainage area P2 which is where Phase 2 construction will take place. The composite CN value of 86 was found by dividing the drainage area P2 into 4 land uses, ¼ acre lots (CN=83), 1/8 acre lots (CN=90), Open Space in good condition (CN=74), and Row Crop (CN=78). The hydrologic soil group for the project site is C. After completion of Phase 2 construction, a composite CN value of 80 was calculated for drainage area P2, which is within the assumptions in the storm report (see the attached Land Cover Exhibit). A small 5.05-acre drainage area P4 will also be mass-graded during Phase 2 construction. A composite CN value of 88 was used for the drainage area P2. After mass-grading concludes the site will be stabilized with a seed mix of at least 75% cover generating a CN value of 74, which is within the assumptions in the storm report. Since the proposed plan is within the limits provided by the previously approved study, we request this memo's approval to satisfy stormwater drainage requirements for the 2<sup>nd</sup> Phase of the Cobey Creek Residential Neighborhood.

Sincerely,

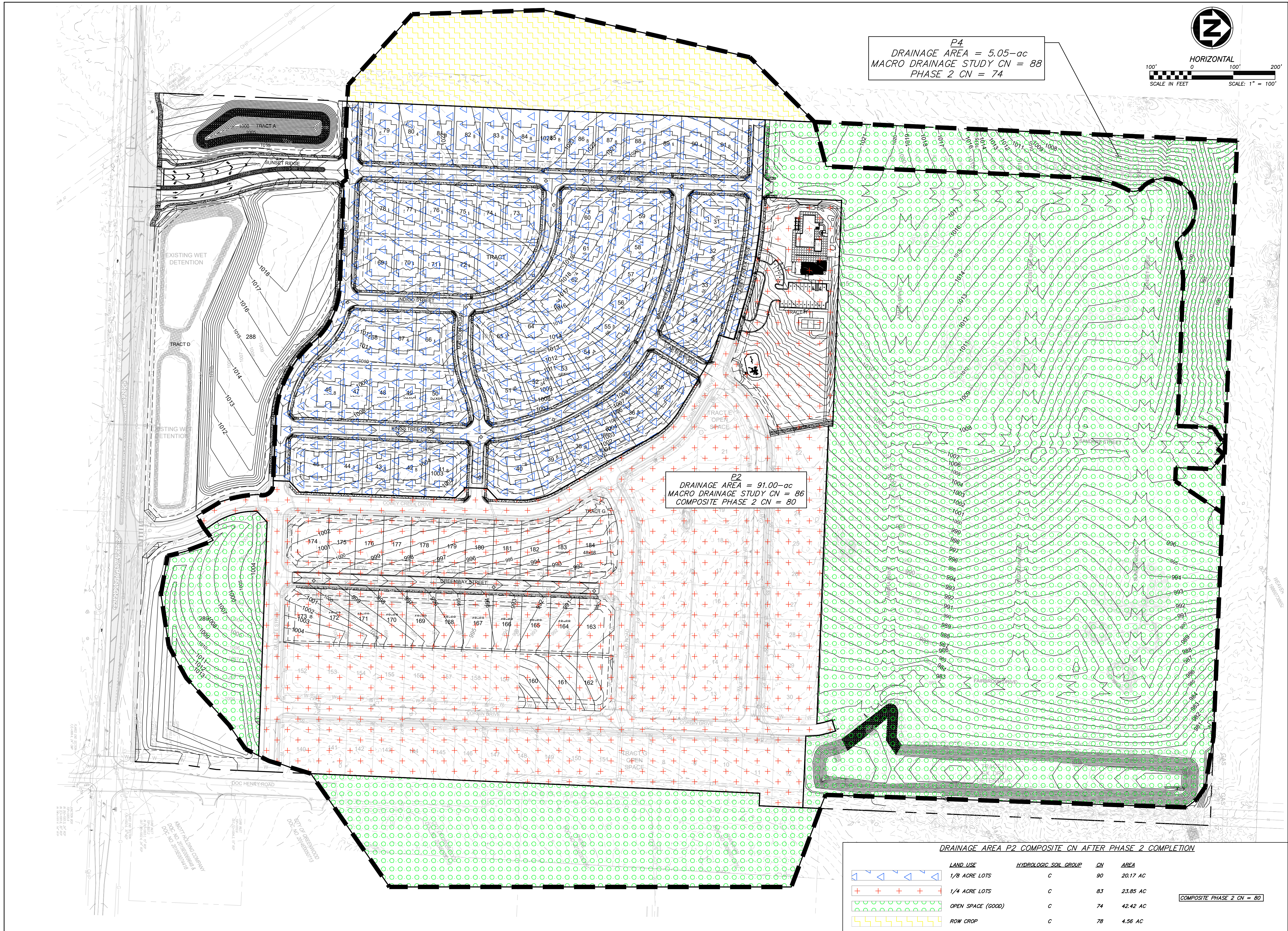
A handwritten signature in blue ink that reads "Jeffrey W. Bartz".


Jeff Bartz, PE  
Project Manager





G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\Exhibits\21KC10060 - BASE - PROP - STRM MEMO EXHIBIT.dwg Layout: PROPOSED DMAP  
Oct 01, 2024 - 3:38pm Plotted By: jannetk\_oa-inc





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**CLAYTON PROPERTIES GROUP**

**COBEY CREEK - 2ND PLAT**

S29, T47N, R31W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE

**DRAWING INFORMATION**

PROJECT NO: 21KC10060

DRAWN BY: JK

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024

ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 201202594

A licensed Missouri  
Engineering Corporation  
COA 00062

**SHEET TITLE**

**STORM MEMO EXHIBIT**

**SHEET NUMBER**

**EXHIBIT**