



Application Number: PL2020219
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: WINTERSET CEDAR CREEK PDP AND REZONING

Please note our comment responses in bold below.

Planning Review:

15. Single family compatibility list. We have received a drawing a label SF compatibility list but we are still missing the list. Please submit the SF list. **Submitted via E-mail**
16. We are still missing the legal. Please submit an electronic copy in Microsoft Word of the legal description. The legal description can be emailed to the planner's email address above. **Submitted via E-mail**
17. Lot 1606. You show Lot 1606 as Lot 6 on the plan. Please change Lot 6 to Lot 1606, just as you stated in the note on the plan.1. **Revised.**

Engineering Review:

1. The storm water memorandum included no cover page, and is still named "storm water memorandum". Please see previous applicant letter, which stated a stormwater memorandum was not appropriate for this project if a waiver to detention requirements was being sought. A stormwater study is required for the City to consider a waiver. **Converted to Study.**
2. The memorandum described above was unsealed. **Study Sealed & Signed**
3. The memorandum described above includes the statement that "downstream channel conditions will be improved." The City disagrees with this conclusion. Although peak flow rates may be reduced, total energy will increase, however slightly, with this development. Unless volumetric controls are put in place, free-release will always increase the total energy, even though peak power may be decreased slightly. **Comment Removed**
4. Are there actual empiracal flow data for Cedar Creek, rather than the reliance of a blanket curve number of 85 for the entire 6,000+/- acre watershed? **FEMA FIS Data Added.**
5. The stormwater study must describe the waivers being sought for stormwater detention. No description of waivers were discussed within the report. **Individual Waiver Requests Described**
6. The City may not support a waiver to the 40 hour extended detention requirement. Much of the long term issues related to increased stream energy are mitigated by 40 hour extended detention facilities. **Acknowledged**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht