

December 14, 2020

Re: Highland Meadows 5th & 6th Plat - Drainage Study Comment Response

Anderson Engineering has received your comments dated November 29, 2020 and have the following responses to the Drainage Study comments:

1. Stormwater Drainage Study:
2. Include Points of Interest (POI's) in the analysis. See the City's "Stormwater Report Requirements" available on the City's website for more information. **Points of Interest have been included in the discussion as well as shown in Appendix A.**
3. Release of undetained runoff typically requires a Design Modification Request from the City Engineer. This isn't required at the PDP stage, but you need to be aware of those requirements. **This is acknowledged.**
4. Please clarify in the exhibits which drainage areas will leave the site undetained through the storm sewer system and which will sheet flow off the site. It is currently difficult to tell. **Due to comment #6 below, changes to the stormwater system have been included that collect all stormwater and release it at Point of Interest #1, which is on the subject property.**
5. Please clarify the next to last sentence in the first paragraph on Page 4. Discussion of the 4.45 acre drainage area is unclear. **The last sentence has been reworded.**
6. There is both detained and undetained flow exiting the site to the south, at multiple location (POIs). The city does not allow flow in excess of the allowable release rate to cross intervening property under separate ownership before the flow combined at a downstream POI to meet the overall allowable release rate requirement. **In order to address this comment the stormsewer system has been redesigned to capture all areas and prevent undetained flow from entering onto another property. This allows for the existing release rate to be considered at POI #1, which is wholly on our property.**
7. Additional comments may be forthcoming after resubmission of the report, revised per these comments. **Acknowledged.**
8. Analysis of the proposed storm sewer system will be provided with the storm sewer engineering plans, and has not been included in this review. **Acknowledged.**

If you have any further questions, feel free to contact me at 816-777-0400 or by email at pjoyce@andersonengineeringinc.com.

Sincerely,



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