

August 26, 2022

Re: PL2022092 Cobey Creek 2nd – Design Waiver for Detention

Anderson Engineering has received your comments dated August 12, 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 design waiver to detention in the northwest corner of the site (i.e., during the next phase of the project) is close to being acceptable, but the grading has changed slightly from the preliminary plan submitted in 2018. It would appear a field inlet and diversion of stormwater underground from the drainage area upstream of Lot 310 is warranted. Please see markup (attached as a pdf) and refer to the clouded region. This is the area of concern. **Per phone discussion with Kent Monter on 8/12, the area of concern has been re-graded such that water is not flowing laterally across backyards. Also, drainage arrows have been added to the exhibit to help clarify that stormwater is flowing away from the property in this region, thus making an inlet unnecessary. Additionally, the break-point of stormwater in the Fully Developed Drainage Map (Exhibit C) has been moved back to account for the front half of the home that will be built on the lot, causing stormwater to flow toward the street and eventually into the existing dry detention basin.**
2. We would suggest an additional exhibit showing the “ultimate build-out” (e.g., “Exhibit C?”) showing the area upstream of Lot 310 being diverted to the underground storm system, and thus being detained in the ultimate build-out scenario. **An additional exhibit has been added to the report (Exhibit B) showing the conditions after Phase 2 is constructed but before any additional future phases. The drainage results are summarized in the report and show an acceptable reduction in off-site undetained stormwater.**
3. **Please ensure the file is a single pdf file** with the signed DCM form, summary letter signed and sealed, exhibits, and appendices. I will need this in order to have it electronically signed by the City Engineer. **Acknowledged.**

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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