

March 10, 2026

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

RE: Discovery Beach Club

To Whom It May Concern:

The project is a proposed amenity development in Lee's Summit, Jackson County, Missouri. The property is located within Tract A-1 of the Village at Discovery Park development and bounded by Alura Way to the east, Lots 9-1 and 10 to the south, and Lot 12 to the south and west and Alura Apartments to the north. The proposed development will include one poolhouse building and pool. Additional proposed amenities including sport courts and a trail are located around the existing detention basin.

The stormwater design for the proposed development has been previously analyzed with the Discovery Park Final Stormwater Study prepared by OWN, Inc. and sealed July 18, 2024. Minor changes to the building size and shape have been made since the previous report was prepared and approved.

In the report, a CN value of 95 was assumed for all lots of The Village at Discovery Park, including the south portion of Tract A-1 and a CN value of 92 was assumed for the south portion of Alura Apartments and the north portion of Tract A-1, where the proposed development is located. For the proposed project, a composite CN value of 94.3 was calculated for this development, which is within the assumptions in the storm report and shown in the table below.

Surface Cover	CN	Area (Ac.)
Parking Lots, Roofs, Water Surface (Impervious)	98	3.99
Open Space (Turf), Good	80	5.29
Composite CN	87	

Since the proposed plan is within the limits provided by the previously approved study, we are requesting approval of this memo to satisfy stormwater drainage requirements for the Discovery Beach Club development.

Sincerely,



Jeff Bartz, PE
 Land Development Team Leader

