

March 11, 2026

City of Lee's Summit  
220 SE Green Street,  
Lee's Summit, MO 64063

Re: **Hyper Energy Bar**  
**Lot 4-A, Streets of West Pryor Lots 4-1 and 5-A**  
**2060 NW Lowenstein Dr**  
**Final Stormwater Management Study**  
PEI #250040

This stormwater memo is being submitted as part of the Final Development Application for the proposed Hyper Energy Bar, located on Lot 4-A, Streets of West Pryor Lots 4-1 and 5-A. An existing regional detention basin is located at the southeast corner of the overall development. The regional detention basin accounted for the development of Lot 4-A. This memo compares the impervious area shown on the previously approved plan for Lot 4-A to the proposed impervious area on Lot 4-A as shown on the proposed Final Development Plans for Hyper Energy Bar.

### **Previously Approved Plan**

Refer to attached Exhibit A1. The previously approved development plan for Lot 4-1 (2018) included a drive-thru restaurant and parking. An existing underground enclosed storm sewer system is located on the property and routes stormwater to the regional detention basin. The previously approved development plan resulted in the following landcover on Lot 4-A.

Pervious Area	16,281 SF
<u>Impervious Area</u>	<u>23,527 SF</u>
Total Area	39,808 SF

### **Proposed Site**

Refer to attached Exhibit A2. The proposed Hyper Energy Bar development on Lot 4-A includes a drive-thru restaurant and parking. Drainage will be routed to the existing underground enclosed storm sewer system located on the property which routes stormwater to the regional detention basin. The proposed development plan resulted in the following landcover on Lot 4-A.

Pervious Area	23,056 SF
<u>Impervious Area</u>	<u>16,752 SF</u>
Total Area	39,808 SF

The proposed plan for Hyper Energy Bar results in a decrease in impervious area of 6,775 SF when compared to the previously approved plan for Lot 4-A. Therefore, the proposed plan will not have a detrimental effect on the existing regional detention basin which has capacity to accommodate the development.

**Summary**

The proposed development is in substantial compliance with the previously approved development plan regarding stormwater detention. This report and attached exhibits complete Phelps Engineering Inc.'s submittal of the Final Stormwater Management Plan for Hyper Energy Bar. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

**PHELPS ENGINEERING, INC.**

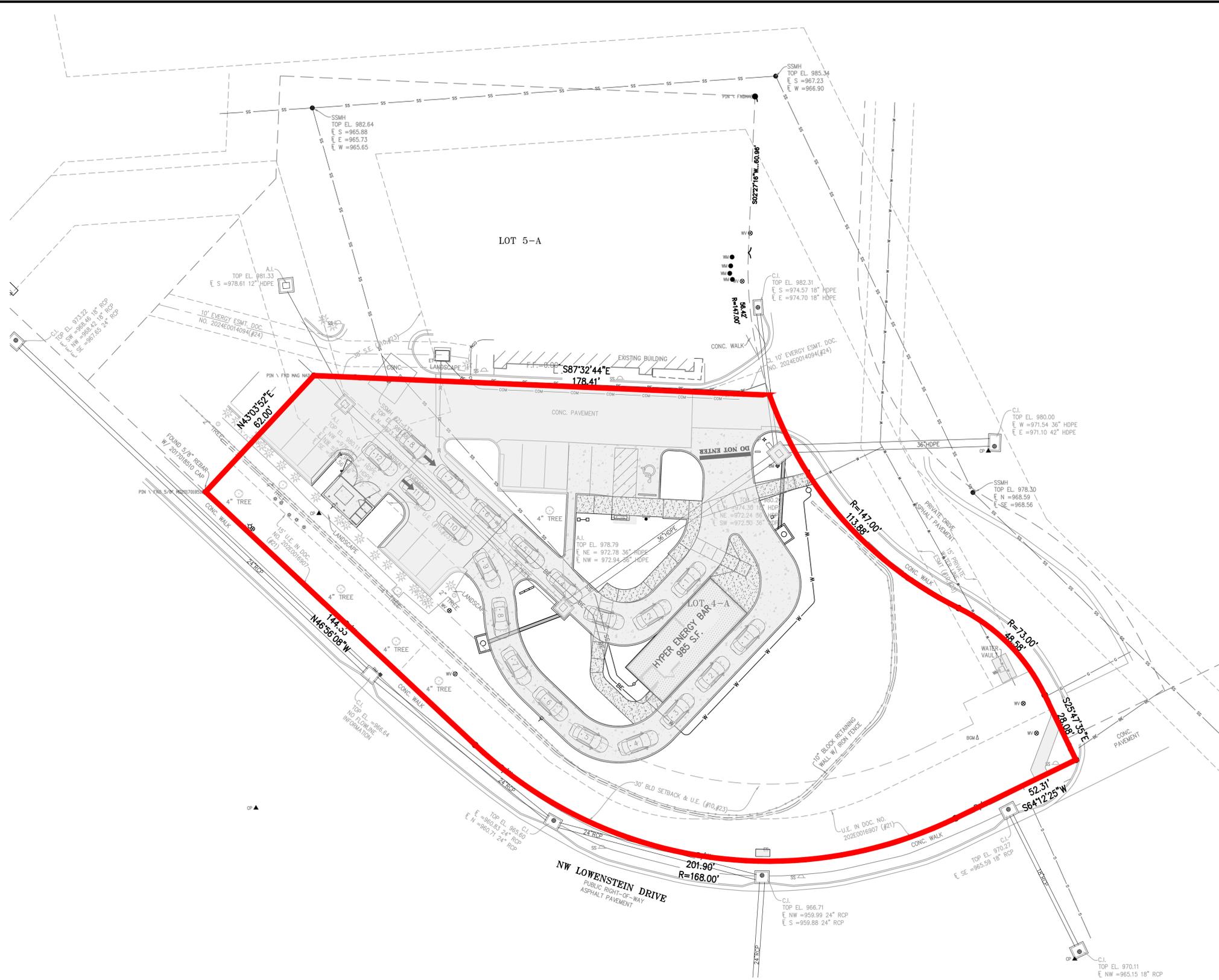
Daniel Finn, P.E.

Enclosures

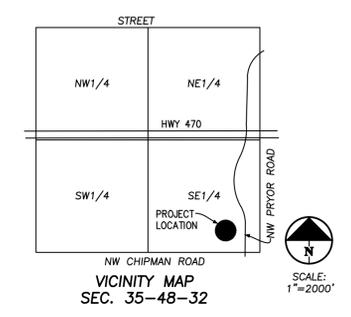




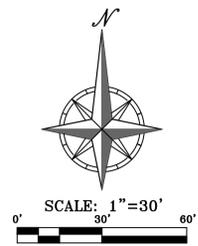
V:\PHELPS-SERVERY\Projects\250040\Stormwater\Exhibit.dwg - Layout\Proposed Conditions.dwg Mar 13, 2026 - 1:27pm Daniel Finn



PERVIOUS AREA = 23,056 S.F.  
 IMPERVIOUS AREA = 16,752 S.F.  
 TOTAL AREA = 39,808 S.F.



- LEGEND**
- PL PROPERTY LINE
  - LOT LINE
  - R/W RIGHT-OF-WAY
  - IMPERVIOUS
  - OPEN SPACE
  - DRAINAGE BOUNDARY FOR LOS VALUE RATING CALCULATION



Know what's below.  
 Call before you dig.

**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

**PHELPS ENGINEERING, INC.**  
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PLANNING  
 ENGINEERING  
 IMPLEMENTATION

**PROPOSED CONDITIONS MAP**  
 HYPER ENERGY BAR  
 2060 NW LOWENSTEIN DRIVE,  
 LEES SUMMIT, MO 64081

No.	Date	Revisions:	By	App.