March 13, 2026

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

RE: Stormwater Assessment for John Knox Village Meadows North

To Whom It May Concern:

John Knox Village is applying for a Final Development Plan to construct a building addition at the Meadows complex in the central part of their campus. The building addition will be 5-stories, with a level of parking garage and four levels of residential units. The existing parking lot to the north will be modified to accommodate access into the garage. This letter will address any stormwater impacts associated with the project and reference design exceptions listed in Section 5600 of APWA.

The area impacted by this project is part of an overall watershed that drains into a large existing pond on the campus of John Knox Village. A pond analysis was completed in 2015 as part of the first phase of the Meadows project. This analysis showed that even with an increase of 0.57 acres of impervious surface with the very first project, it had a very minimal impact on the outflow rate from the pond, while having no increase in the maximum water surface elevation of the pond.

When looking at the original Meadows project, this building addition was anticipated and included in the analysis completed in 2015. The amount of impervious is the same as what was proposed at that time in terms of building and pavement.

In summary, the area of the proposed work will not result in an increase in impervious surface within the overall watershed that enters the existing detention pond beyond what was anticipated with this project. When evaluated against the pond analysis completed in 2015 for the first phase of the Meadows project, this would amount to no change in the release rate from the pond or the maximum water surface elevation with the proposed improvements. Thus, no modifications are proposed or needed to the existing pond.

If you have any questions on any of the above, please feel free to reach me at 913-663-1900 or eric.byrd@ibhc.com.

Sincerely,

Eric Byrd, P.E.
Senior Project Engineer