

September 10, 2018

City of Lee's Summit
Ms. Dawn Bell
Project Manager
220 SE Green St
Lee's Summit, MO 64063

RE: Lot 6 of the Streets of West Pryor – McKeever's Market & Eatery – Stormwater Memorandum

Ms. Bell

The McKeever's Market & Eatery is proposed to be developed on lot 6 of the Streets of West Pryor development located to the south of I470 and west of Pryor Road. The stormwater management for the Streets of West Pryor was analyzed, and approved, with the Preliminary Storm Report for the master development dated 06/20/218. This stormwater memo will verify the proposed McKeevers will conform with the approved report for the master development.

Lot 6 contains approximately 7.15 acres and was planned for commercial development. The approved storm study split Lot 6 into two subbasins; The northern half of Lot 6 drains is apart of the Western Basin while the southern half drains to the Southern Basin. The northern part of the site contributes 3.24 acres to the Western Basin while the southern half contributes 3.91 acres to the Southern Basin. The approved study utilized a SCS Curve Number (CN) of 94 for commercial areas. The below table shows a CN calculation for the proposed McKeever's Development:

Cover	Area (Sq.Ft.)	Area (Ac)	CN	(CN * Area)/Total Area
Impervious/building	249,454	5.72	98	78.4
Landscape area/Turf	62,214	1.43	74	14.8
Total Area(Ac):	311,668	7.15	Composite CN:	93.2

The above table shows the proposed improvements meet the original curve number from the previously approved Preliminary Storm Study. The proposed McKeever's Market & Eatery is in compliance with this approved study and no further stormwater management is necessary.

Regards,



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