

July 24, 2019

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

RE: Lot 8 of the Streets of West Pryor – Summit at West Pryor Mixed Use Development – Stormwater Memorandum

Ms. Bell

The Summit at West Pryor Mixed Use Development is proposed to be developed on lot 8 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 Summit at West Pryor will conform with the report for the master development which was approved under Lee's Summit city ordinance 18-214.

Lot 8 contains approximately 6.17 acres and was planned for mixed use development. The approved storm study assigns Lot 8 to a single sub-basin – the Western Basin. The site contributes 6.17 acres to the Western Basin. The approved study utilized a SCS Curve Number (CN) of 91 for commercial areas. The below table shows a CN calculation for the proposed Summit at West Pryor Development:

Cover	Area (Sq.Ft.)	Area (Ac)	CN	(CN * Area)/Total Area
Impervious/building	27429.5	5.388	98	85.55
Landscape area/Turf	241432.5	0.784	74	9.40
Total Area (Ac):	311,668	6.17	Composite CN:	95

The above table shows the proposed improvements exceed the original curve number from the previously approved Preliminary Storm Study. However, the higher CN from this development will be offset with open space and residential development that have a lower CN value within other areas of the Western Basin. Therefore, the average CN of 91 will be maintained for the watershed. The proposed Summit at West Pryor mixed use development is in compliance with the study approved under Lee's Summit city ordinance 18-214 and no further stormwater management is necessary.

Regards,



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