

November 6th, 2023

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

RE: TownePlace Suites – The Village at Discovery Park (PL2023278)
Olsson Project F21-04643

To Whom It May Concern:

TownePlace Suites is a proposed 1.88-acre commercial development in Lee's Summit, Jackson County, Missouri. The property is located within Lot 3 of the Village at Discovery Park development and bounded by Lot 1 to the east, Lot 4 to the north, Discovery Avenue to the west, and NE Colbern Rd to the south. The proposed development will include a 4-story hotel with a pool area, patio, single-level attached parking garage with dwelling units above, and a parking lot.

The impacts from the development of TownePlace Suites has been previously analyzed with the Discovery Park Macro Stormwater Report, July 2023, by Olsson, Inc. No changes to the development have been made since the Discovery Park Macro Stormwater Report was prepared and approved. In the report, a CN value of 95 was assumed for entirety of The Village at Discovery Park, including Lot 3, where the proposed TownePlace Suites development is located. A CN value of 95 corresponds to Commercial, Business cover type (D). Upon final design, a composite CN value of 93.31 was determined for this development, which is well within the assumptions in the storm report (see Exhibit A attached). Furthermore, the overall site plan, including building area, shape, and location have not significantly changed. Since the overall plan has not changed from the previously approved study, we are requesting approval of this memo to satisfy stormwater drainage requirements for the TownePlace Suites development.

The approved Macro Stormwater Report has been included with this memo, for reference. Please refer to pg. 67 for CN calculations and pg. 231 for drainage area map with overall site in fully-developed conditions.

Should you have any questions regarding this submittal, or the plan moving forward, please do not hesitate to reach out to me for discussion at (816) 361-1177, or aromanov@olsson.com.

Sincerely,

Arman Romanov, P.E. *Associate Engineer*

