



October 16, 2023

Re: Summit Fair, Lot 10D-10F (currently Summit Fair Lot 10C)
Final Stormwater Memo
PEI #240017

Detention Analysis

This stormwater analysis is being submitted as part of the Final Development Plan application for Summit Fair, Lots 10D-10F (currently Summit Fair Lot 10C).

The proposed final development plan includes the construction of a new private drive, private storm sewer extension, mass grading, and is being submitted concurrent to a Minor Plat to subdivide Summit Fair Lot 10C into 3 separate lots. This would result in Summit Fair, Lots 10D-10F which would be “pad ready” for development.

Summit Fair Lot 10C is part of the Summit Orchards West development. Per the attached approved development plan, Summit Orchards West includes a regional detention basin that accounted for the development of Summit Fair Lot 10C. The approved development plan included 73,865 SF (1.70 acres) of planned impervious area on Summit Fair Lot 10C. The proposed development results in 0.25 acres of impervious area.

Regarding stormwater detention, the proposed FDP application is in substantial compliance with the approved preliminary development plan. No further detention analysis is required. It should be noted that the overall proposed impervious area should be re-analyzed at the time of any future development of Summit Fair, Lots 10D-10F.

Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

PHELPS ENGINEERING, INC.

Judd Claussen, P.E.



PHELPS ENGINEERING, INC.