

April 19, 2024

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

RE: Lot 10 – The Village at Discovery Park

To Whom It May Concern:

The project is a proposed 4.06-acre mixed use development in Lee's Summit, Jackson County, Missouri. The property is located within Lot 10 of the Village at Discovery Park development and bounded by Alura Way to the south, Lot 11 to the west, Lot 9 to the east, and Lot 12 and Tract A to the north. The proposed development will include two buildings; a 3-story apartment building with a basement parking garage and a 3-story mixed use building with commercial retail and garage on the first floor with dwelling units above, and a parking lot.

The stormwater design for the proposed development has been previously analyzed with the Discovery Park Macro Stormwater Report, sealed October 24, 2023, by Olsson, Inc. Minor changes to the building size and shape have been made since the Discovery Park Macro Stormwater Report was prepared and approved. The main changes include separating the single, multi-use building into two separate buildings and reducing the overall height of the buildings by one story. A summary of the proposed changes are shown in the table below.

	Preliminary Development Plan	Final Development Plan
Building Use	Commercial/Residential	Commercial/Residential
Gross Building Square Footage	260,800 SF	147,965 SF

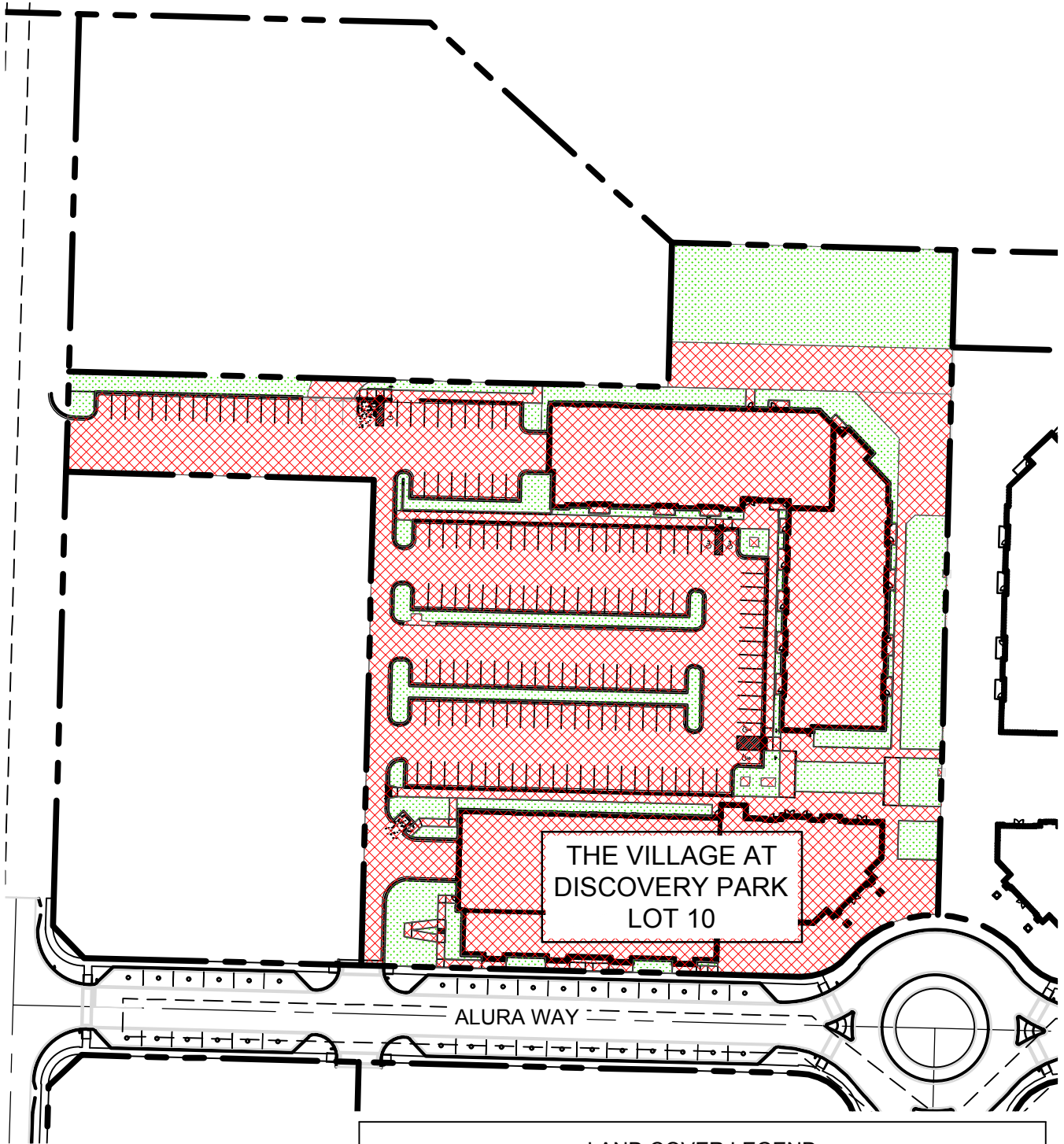
In the report, a CN value of 95 was assumed for all lots of The Village at Discovery Park, including Lot 10, where the proposed development is located. A CN value of 95 corresponds to an Urban District Commercial and Business cover type for a hydrologic soil group of D. For the proposed project, a composite CN value of 94.0 was calculated for this development, which is within the assumptions in the storm report (see the attached Land Cover Exhibit). Since the proposed plan is within the limits provided by the previously approved study, we are requesting approval of this memo to satisfy stormwater drainage requirements for the Lot 10 – The Village at Discovery Park development.

Sincerely,




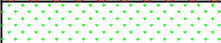
Jeff Bartz, PE
Project Manager





SCALE: 1" = 100'

LAND COVER LEGEND

	TREATMENT	CN	AREA (AC.)
	PARKING LOTS, ROOFS, ETC.	98	3.15
	OPEN SPACE (TURF), GOOD	80	0.91
COMPOSITE CN			93.96

COA #000062



8455 College Boulevard
Overland Park, KS 66210
816.777.0400
www.weareown.com
FORMERLY ANDERSON ENGINEERING

TOWNEPLACE SUITES
THE VILLAGE AT DISCOVERY PARK LOT 10
LAND COVER MAP
LEE'S SUMMIT, MO

DRAWN BY:
ACG
DATE:
2024-04-19
FIELD BY:
XXX