

June 20, 2024

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

RE: Discovery Crossing – Sanitary Sewer Demand Statement

To Whom It May Concern:

The project is a proposed 18.09-acre mixed use development in Lee's Summit, Jackson County, Missouri. The undeveloped property is located SW of the intersection of NE Colbern Rd and NE Douglas St. The proposed development will include nine buildings; two restaurants, two fast food restaurants, five restaurant/retail spaces, and a grocery store/retail space. The sanitary sewer design for the proposed development has been previously analyzed with the Sanitary Sewer System Capacity Analysis: Discovery Park, sealed May 4th, 2023, by Olsson, Inc. See the attached Exhibit A – Approved Sanitary Sewer System Capacity Analysis for more detail. Minor changes to the building size and shape have been made since the Sanitary Sewer System Capacity Analysis was prepared and approved. The main changes include combination and/or separation and retail/restaurant locations and reorientation of the proposed parking lots and roadways.

In the report, a total of 0.20 MGD of sanitary sewer flow was calculated for Zone 2 (19.80 acres), where the proposed project is location. For the proposed project, a total sanitary sewer flow of 0.18 MGD was calculated for the proposed development, which is within the assumptions in the previously approved Sanitary Sewer System Capacity Analysis. See attached Exhibit B – Proposed Sanitary Sewer Analysis Table for more detail on the proposed sanitary sewer analysis. Since the proposed plan is within the limits provided by the previously approved study, we are requesting approval of this memo to satisfy sanitary sewer requirements for the Discovery Crossing development.

Sincerely,



Jeff Bartz, PE  
Project Manager

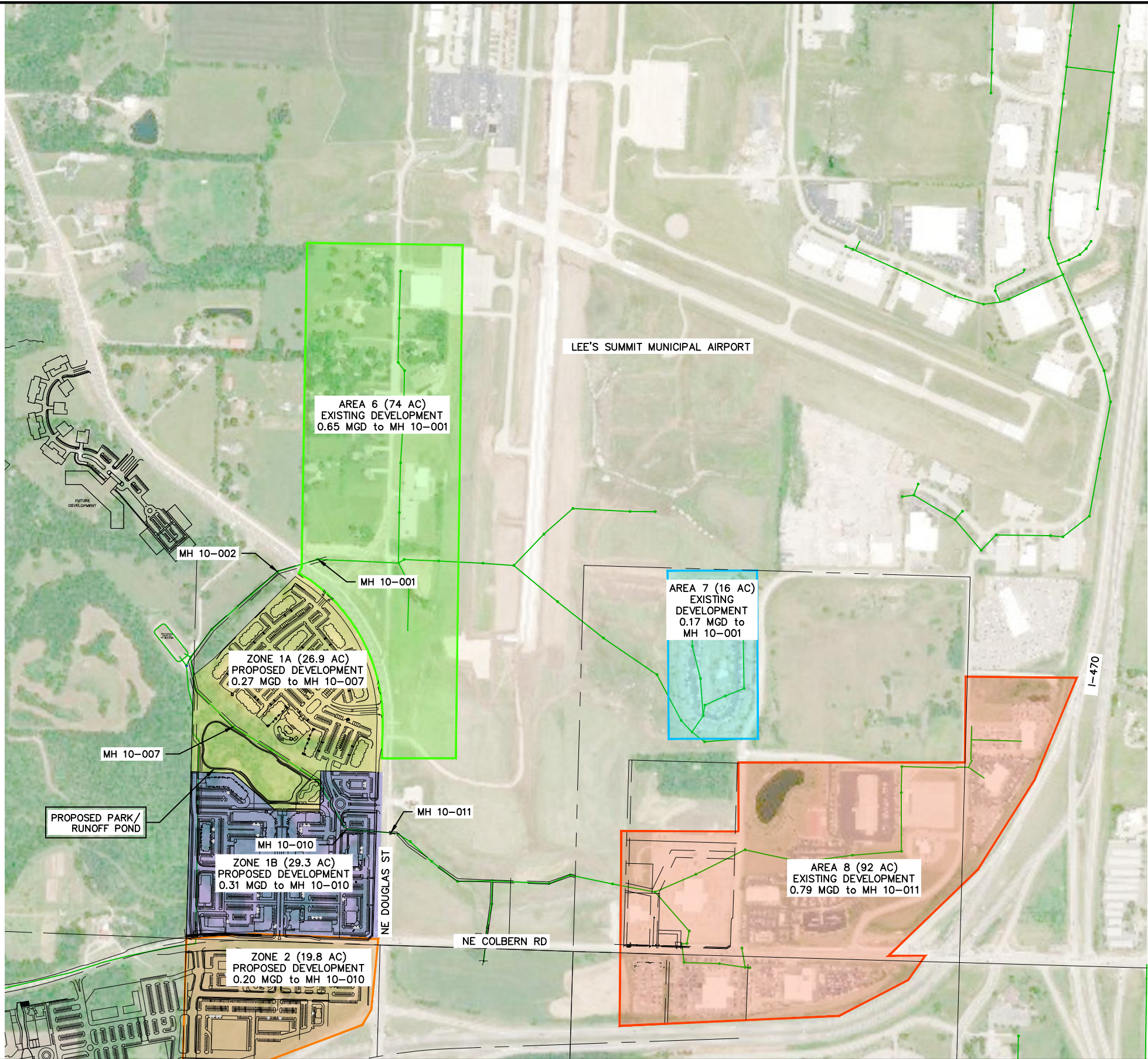


# Exhibit A

## Approved Sanitary Sewer System Capacity Analysis



DWG: F:\2021\04501-05000\021-04643-A\40-Design\Exhibits\Exhibits for Report\Exhibits2\_4\_A2104643.dwg  
DATE: Apr 24, 2023 1:15pm  
XREFS: 01\_C\_PBASE 01\_C\_FBASE 01\_C\_LS GIS P\_PBASE\_A2104643  
USER: cwind 01\_C\_FBASE\_revised  
C\_PBASE\_A2104643 C\_FBASE\_A2104643 C\_FBASE02\_A2104643 C\_FROAD\_A2104643



PROJECT NO: A21-04643  
DRAWN BY: KTM  
DATE: 4/24/2023

DISCOVERY PARK EAST SANITARY SEWER ANALYSIS  
PROPOSED DEVELOPMENT CONDITIONS

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1888

EXHIBIT

# Exhibit B

## Proposed Sanitary Sewer Analysis Table



Discovery Crossing - Proposed Sanitary Sewer Analysis Table													
Lot Number	Area (SF)	Area (AC)	Land Use	EDU	Building Area (SF)	Building Area (1000 SF)	PBF (gpd)	Peak Infiltration (gpd/ac)	Tc (min)	I (in/hr)	Peak Inflow (gpd)	Peak Flow (gpd)	Design Flow (MGD)
1	99855.89	2.29	Restaurant	3.5	7000	7.00	7350.00	573.09	22.88	4.52	20090.52	28013.61	0.028
2	46705.92	1.07	Restaurant	3.5	2400	2.40	2520.00	268.06	18.89	4.92	10228.60	13016.65	0.013
3	29122.01	0.67	Restaurant, Drive Thru Only	1.6	900	0.90	432.00	167.14	16.77	5.14	6662.90	7262.04	0.007
4	67827.99	0.78	Retail	0.2	6125	6.13	367.50	195.00	17.43	4.73	7153.57	7716.07	0.008
		0.78	Restaurant	3.5	6125	6.13	6431.25	195.00	17.43	4.73	7153.57	13779.82	0.014
5	71550.73	0.82	Retail	0.2	6125	6.13	367.50	205.00	17.65	4.81	7647.61	8220.11	0.008
		0.82	Restaurant	3.5	6125	6.13	6431.25	205.00	17.65	4.81	7647.61	14283.86	0.014
6	72543.74	0.84	Retail	0.2	3000	3.00	180.00	208.75	17.73	4.70	7609.41	7998.16	0.008
		0.84	Restaurant	3.5	4500	4.50	4725.00	208.75	17.73	4.70	7609.41	12543.16	0.013
7	91068.9	1.05	Grocery	0.2	15300	15.30	918.00	261.25	18.77	4.57	9259.75	10439.00	0.010
		1.05	Retail	0.2	5200	5.20	312.00	261.25	18.77	4.70	9523.16	10096.41	0.010
8	99674.68	1.15	Retail	0.2	5925	5.93	355.50	286.25	19.21	4.52	10034.85	10676.60	0.011
		1.15	Restaurant	3.5	5925	5.93	6221.25	286.25	19.21	4.70	10434.46	16941.96	0.017
9	82163.54	0.945	Retail	0.2	5000	5.00	300.00	236.25	18.30	4.63	8483.59	9019.84	0.009
		0.945	Restaurant	3.5	5000	5.00	5250.00	236.25	18.30	4.70	8611.85	14098.10	0.014
Subtotal											138150.85	184105.39	0.184