

June 30, 2024

City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Re: Associated Plastic Surgeon's
2701 NE McBaine Drive
Lot 7, I-470 Business and Technology Center
Final Stormwater Management Plan

Phelps Engineering, Inc. is pleased to submit this Final Stormwater Management Plan for the above referenced project. The proposed project includes a new commercial building and parking lot being constructed on Lot 7, I-470 Business and Technology Center which is 1.24 acres.

The site is located within a watershed that includes an existing regional detention basin which was sized to accommodate the commercial development of Lot 7, I-470 Business and Technology Center. Per APWA 5600, the standard rational "C" value for a "Business – Neighborhood Area" is 0.81.

The proposed development results in a total impervious area on the property equal to 0.84 acres. This results in a proposed rational "C" value, per APWA 5600 equal to 0.71 as calculated below.

Proposed Rational "C" = $0.3 + 0.6 \times (0.84 / 1.24) = 0.71$

The proposed development results in less impervious area and a lower rational "C" value than a standard commercial development per APWA 5600. Therefore, the existing detention system, which was designed to accommodate the commercial development of Lot 7, I-470 Business and Technology Center, will accommodate the proposed development and no additional detention is required.

This completes Phelps Engineering's submittal of the Final Stormwater Management Plan for the Associated Plastic Surgeon's development on Lot 7, I-470 Business and Technology Center. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Daniel Finn, P.E.

Phelps Engineering Inc.

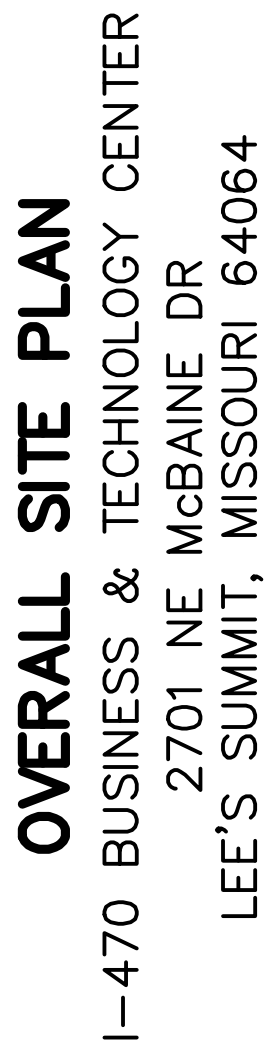


PHELPS ENGINEERING, INC.



SCALE: 1"=30'

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '30'', and '60'' at the top.



DATE	No.	Date	Revisions
PROJECT NO. 240024			
DESIGN PERIOD 9-13-2024 [RW] A-E	1.	09-12-2024	REVISED PER CITY COMMENTS
CHECKED: DAF APPROVED: DCI	2.	10-07-2024	REVISED PER CITY COMMENTS
CERTIFICATE OF AUTHORIZATION	3.	10-11-2024	REVISED PER CITY COMMENTS
WAS DRAWING - E-82 ENGINEERING - E-36	4.	01-03-2025	ERSI #1
	5.	05-28-2025	REVISED BUILDING FOOTPRINT
CERTIFICATE OF AUTHORIZATION	6.	06-30-2025	REVISED PER CITY COMMENTS
LAND MARKING-20200701/28			

C100