



December 19, 2025

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

**RE: Stormwater Assessment for John Knox Village Hybrid Villas**

To Whom It May Concern:

John Knox Village is applying for a Preliminary Development Plan to construct six new hybrid villa buildings along the west side of their campus. Each building will be 4-stories, with a level of parking garage and three levels of residential units. A relocation of drive access to Pryor Road will also be completed, removing the current Peace Parkway access point and moving it to align with Faith Drive. Improvements will be made to the existing golf course as well. This letter will address any stormwater impacts associated with the project and reference design exceptions listed in Section 5600 of APWA.

The area impacted by this project is part of an overall watershed that drains into a large existing pond on the campus of John Knox Village. A pond analysis was completed in 2015 as part of the first phase of the Meadows project. This analysis showed that even with an increase of 0.57 acres of impervious surface with the very first project, it had a very minimal impact on the outflow rate from the pond, while having no increase in the maximum water surface elevation of the pond.

When looking at the limits of construction for the Hybrid Villas, there is an existing 218,580 square feet of impervious surface. The proposed buildings and associated improvements adjacent to it will result in 199,745 square feet of impervious surface.

In summary, the area of the proposed work will result in a reduction of the impervious surface within the overall watershed that enters the existing detention pond. When evaluated against the pond analysis completed in 2015 for the first phase of the Meadows project, this would amount to no change in the release rate from the pond or the maximum water surface elevation with the proposed improvements. Thus, no modifications are proposed or needed to the existing pond.

The proposed project does anticipate adding a new water feature on the reconfigured golf course along the west side of the John Knox Village campus, north of the existing detention pond. The water feature will not be used to provide detention but simply as an amenity.

If you have any questions on any of the above, please feel free to reach me at 913-663-1900 or [eric.byrd@ibhc.com](mailto:eric.byrd@ibhc.com).

Sincerely,

Eric Byrd, P.E.  
Senior Project Engineer



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