

July 12, 2022

Planning and Development Services
Engineering Services - Stormwater
City of Lee's Summit, Missouri
220 SE Green
Lee's Summit, MO 64063



**Re: Stormwater Memorandum for Macadoodles 1499 SW Market Street
Preliminary Development Plan**

This document serves as a stormwater memorandum in support of the stormwater requirements regarding the proposed modification to an existing 12,000 square-foot tenant space within a commercial retail development, located in the City of Lee's Summit, Missouri. The project is 0.78-acres in size and proposes to remodel the internal tenant building and modify the external parking lot.

The parking lot will be modified to add a drive-through component, requiring the removal of six parking stalls. To offset the loss in parking count, six additional parking stalls are proposed to be constructed. Where feasible, green space was added to offset the additional impervious area. **Table 1** summarizes the existing and proposed impervious areas within the site.

Table 1: Existing vs. Proposed Impervious Area

	Area (SF)	Area (AC)
Site Area	34,075	0.78
Total Existing Impervious Area	31,437	0.72
Added Impervious Area	1,401	0.03
Added Green Space	389	0.01
Net Added Impervious Area	1,012	0.02
Total Proposed Impervious Area	32,449	0.74
Total Existing Percent Impervious	92.3%	
Total Proposed Percent Impervious	95.2%	
Increase in Percent Impervious	2.97%	

Per the City of Lee's Summit adoption of Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria, Section 5601.3.A.3, this project is exempt from stormwater requirements, as the project consists of "remodeling, repair, replacement, or other improvements to any existing structure of facility and appurtenances on sites smaller than two acres that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing."

The proposed modification to the existing parking will result in an increase of 2.97% impervious surface to the project location site, less than the 10% allowable increases in impervious surface. The project area is 0.78-acres, less than the 2-acre allowable site size for this exception.

In conclusion, the modification project, remodeling the internal tenant building and modification of the external parking lot, shall not be required to implement on-site stormwater requirements per the City of Lee's Summit adoption of Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria, Section 5601.3.A.3. Please let me know if you have any questions or concerns regarding anything in the above memorandum.

Thank you,



Carlie Aksamit, P.E.
Associate Engineer
(816) 777-0400

Attachments:
Exhibit 1: Overview
Exhibit 2: Site Plan
Exhibit 3: Grading Plan

Jul 11, 2022 - 5:10pm Plotted By: coasa G:\Shared drives\KCTD - Land Development\Projects\2022\22K10004 MacDoodles 1499 SW Market L5M0\01 CIVIL\05-DWG\Sheet\Pop\22K10004 - SPTS - OVERVIEW.dwg Layout: OVERVIEW



*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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REVISIONS	
NO.	DESCRIPTION

PRELIMINARY DEVELOPMENT PLAN
 MACADOODLES 1499 SW MARKET STREET

OVERVIEW

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C102
 2 OF 7

CURRENT USE

CHURCH

ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

PROPOSED USE

LIQUOR STORE
(APPROVED IN CP-2 ZONING PER CITY OF LEE'S SUMMIT UDO SEC. 6.040 TABLE 6-1).

SITE DATA

PARCEL AREA: 157,955 S.F. (3.63 AC)		
SITE AREA: 34,075 S.F. (0.78-AC)		
PARCEL	EXISTING	PROPOSED
IMPERVIOUS AREA:	108,834 S.F. (68.9%)	109,846 S.F. (69.5%)
OPEN SPACE:	49,121 S.F. (31.1%)	48,109 S.F. (30.5%)
INCREASED IMPERVIOUS AREA	N/A	1,012 S.F. (+0.64%)
BUILDING		
TOTAL COMMERCIAL BUILDING AREA:	30,000 S.F.	SAME AS EXISTING
SITE BUILDING AREA:	12,000 S.F.	SAME AS EXISTING
HEIGHT:	30.52 FEET	SAME AS EXISTING
TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO:	0.19 FAR (MAX 0.55 FAR FOR CP-2 ZONING)	
PARKING	SHOPPING CENTER*	
TOTAL STALL COUNT	150	150
ADA STALL COUNT	6 (1 VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)

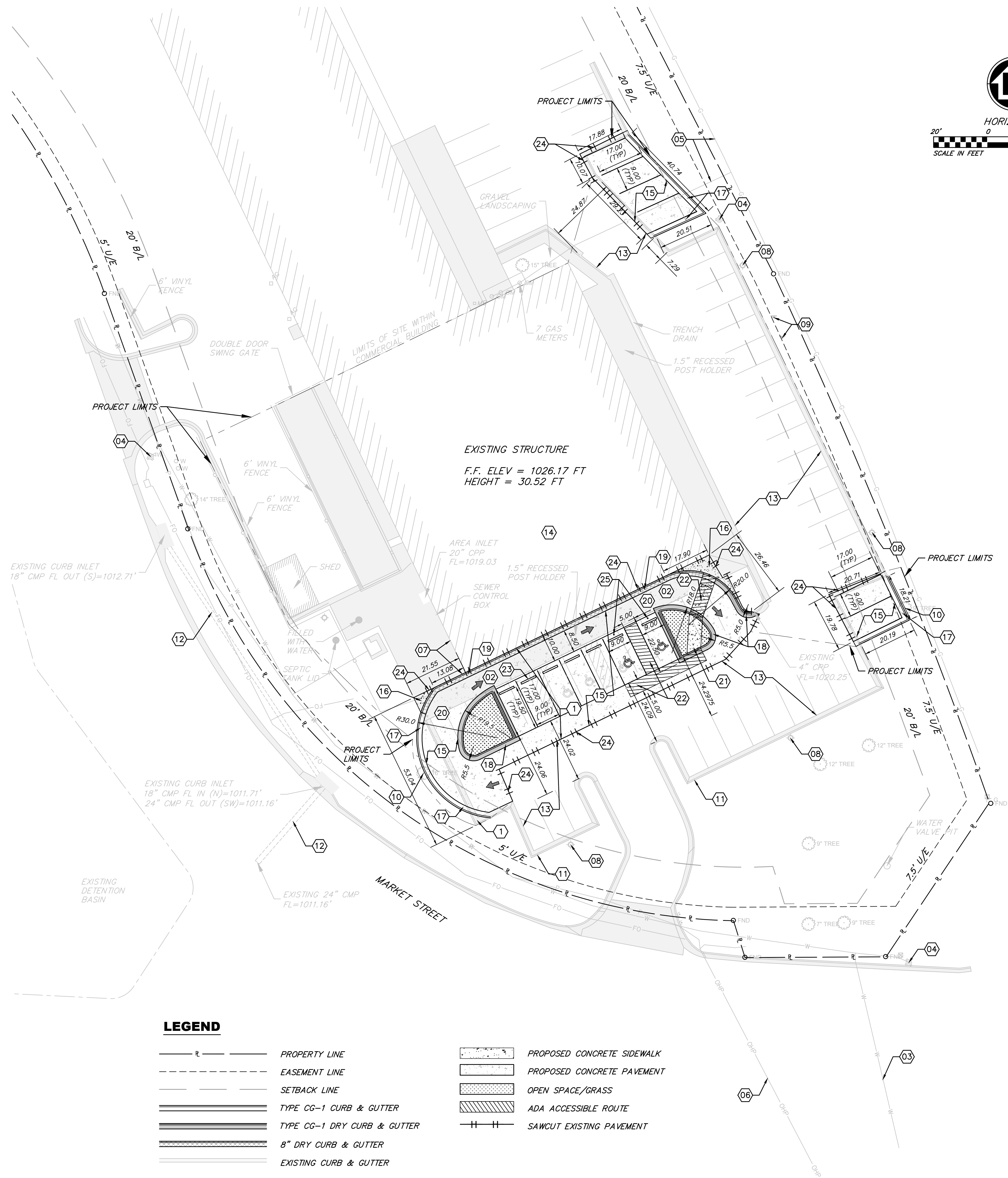
*FOR SHOPPING CENTERS BETWEEN 25,000 S.F. AND 399,999 S.F., 5 PARKING STALLS ARE REQUIRED PER 1,000 S.F. OF GROSS FLOOR AREA. FOR A 150-STALL PARKING LOT, THE MINIMUM NUMBER OF ADA ACCESSIBLE STALLS IS FIVE (5) AND THE MINIMUM NUMBER OF ADA VAN-ACCESSIBLE STALLS IS ONE (1).

SITE PLAN KEY NOTES

- 01 EXISTING ASPHALTIC PAVEMENT TO BE REMOVED.
- 02 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 03 EXISTING WATER MAIN.
- 04 EXISTING FIRE HYDRANT.
- 05 EXISTING GAS LINE.
- 06 EXISTING OVERHEAD UTILITIES.
- 07 EXISTING CONCRETE PAVEMENT TO REMAIN. DO NOT DISTURB.
- 08 EXISTING LIGHT POLE.
- 09 EXISTING PARKING SIGNS TO BE REMOVED.
- 10 EXISTING TREE TO BE REMOVED.
- 11 EXISTING CURB CUT FOR DRAINAGE.
- 12 EXISTING STORM SEWER.
- 13 EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- 14 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.
- 15 CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201. REFER TO JOINTING DETAIL GEN-9 ON SHEET C202.
- 16 CONCRETE SIDEWALK, WIDTH VARIES.
- 17 STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER DETAIL GEN-4 ON SHEET C202.
- 18 STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER DETAIL GEN-4 ON SHEET C202.
- 19 8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.
- 20 DRIVE-THROUGH LANE.
- 21 TYPE A ADA RAMP PER DETAIL GEN-3A ON SHEET C202.
- 22 ADA ACCESSIBLE ROUTE.
- 23 PARKING BLOCKS (TYP.) PER DETAIL ON SHEET C201.
- 24 SAWCUT EXISTING PAVEMENT.
- 25 ADA PARKING SIGN. SIGNS SHALL BE PLACED AT A HEIGHT AT LEAST 60" ABOVE THE GROUND SURFACE.

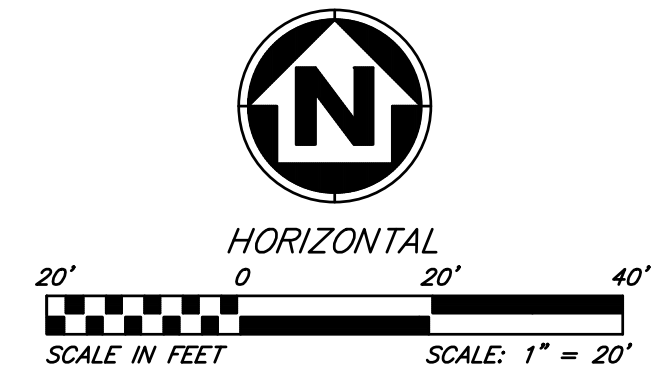
GENERAL NOTES

- 1. ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED IN PLACE. NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICIPATED.
- 2. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	EASEMENT LINE		PROPOSED CONCRETE PAVEMENT
	SETBACK LINE		OPEN SPACE/GRASS
	TYPE CG-1 CURB & GUTTER		ADA ACCESSIBLE ROUTE
	TYPE CG-1 DRY CURB & GUTTER		SAWCUT EXISTING PAVEMENT
	8" DRY CURB & GUTTER		
	EXISTING CURB & GUTTER		



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PRELIMINARY DEVELOPMENT PLAN
MACADOODLES 1499 SW MARKET STREET

SITE PLAN

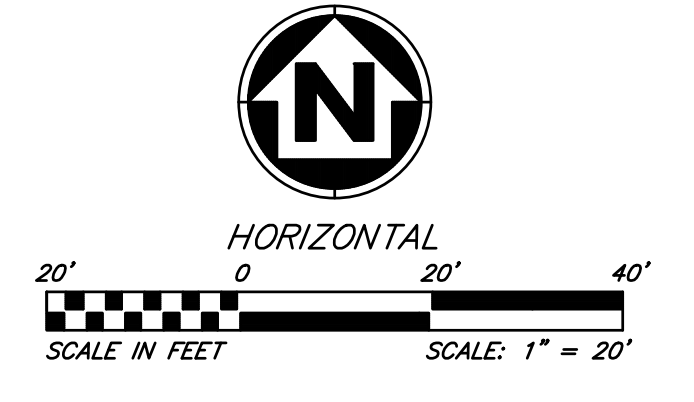
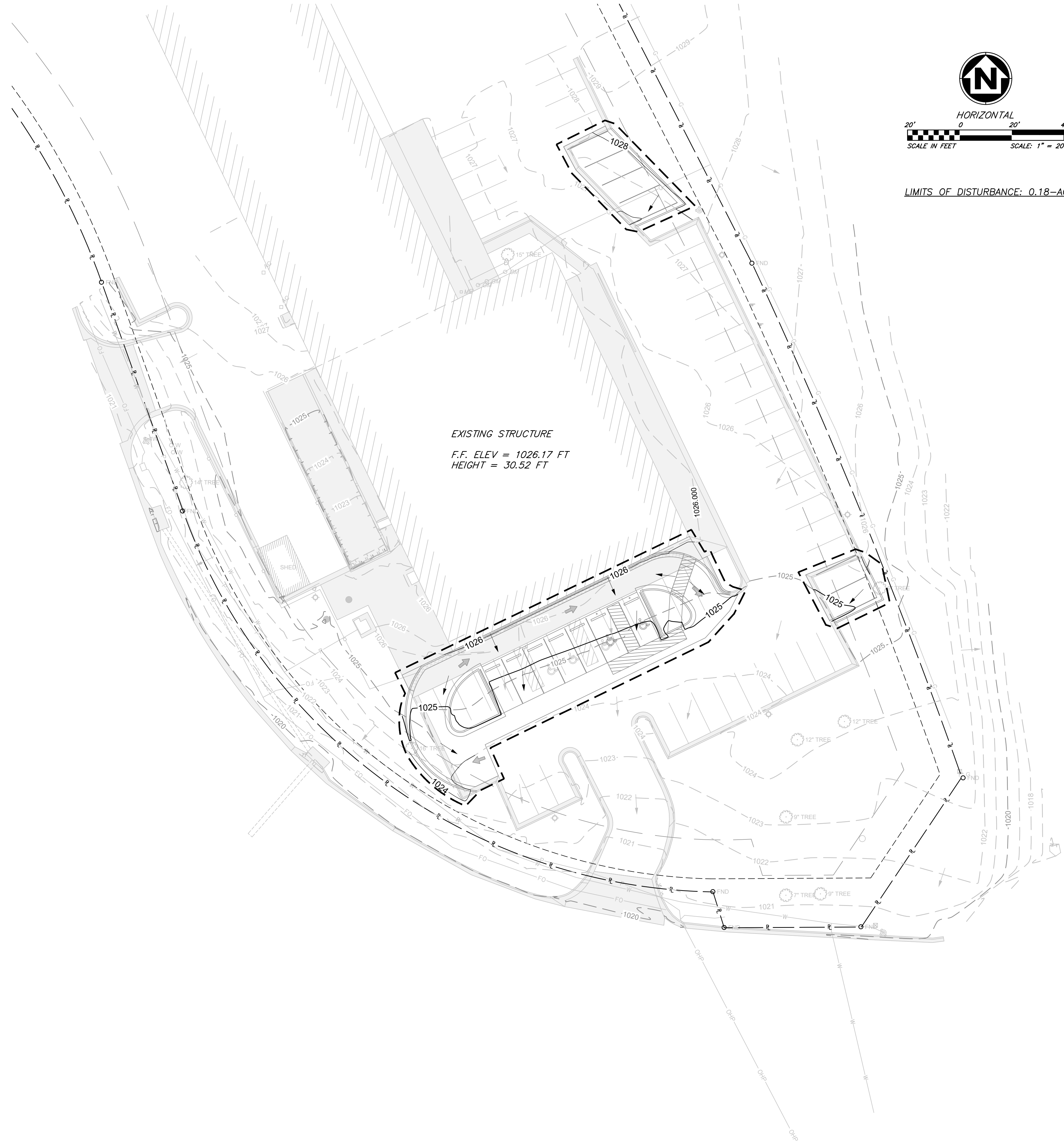
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3 OF 7

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LEGEND

- LIMITS OF DISTURBANCE
- 850 — FINISH GRADE 5' CONTOUR
- 849 — FINISH GRADE 1' CONTOUR
- - - 850 - - - EXISTING GRADE 5' CONTOUR
- - - 849 - - - EXISTING GRADE 1' CONTOUR
- PROPOSED FLOW DIRECTION
- ← EXISTING FLOW DIRECTION



LIMITS OF DISTURBANCE: 0.18-AC

PRELIMINARY DEVELOPMENT PLAN
MACADOODLES 1499 SW MARKET STREET
GRADING PLAN
1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C104
4 OF 7

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