



February 10, 2022

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

RE: Storm Memo for 2911 NE Independence Ave, Lee's Summit, MO 64064

K1 Speed is applying for Preliminary Engineering to develop the site located at 2911 NE Independence Ave in Lee's Summit. The project will consist of construction of a 11,250 square foot office building and a 46,670 square foot building which will house a racetrack, restaurant, and spectating area.

The existing site is a grass pad site with little impervious area; however, in 2015 a PDP submitted by Hg Consult Inc. for Strother Crossings and was accepted by Lee's Summit. The PDP, attached, showed a proposed layout for Lots 8 & 9. The impervious area in the PDP is shown below in Table 1.

Lots 8 & 9, now Lots 1 & 2 for the 2022 proposed PDP, are to be combined and split. The impervious area for the proposed lots is shown in Table 2 below. In conversations with Lee's Summit staff, all Strother Crossings is detained and treated by a regional detention pond to the southeast. This project decreases the amount of impervious from the 2015 PDP and therefore will not require water quality or quantity facilities.



913.663.1900



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7101 College Blvd., Ste. 400

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Table 1: Preliminary Development Plan Areas (2015)

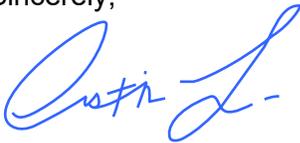
2015 PDP									
Basin ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE	
Lot 8	117,724 SF	(2.70 ac)	25,368 SF	(0.58 ac)	92,356 SF	(2.12 ac)	94	0.77	
Lot 9	78,867 SF	(1.81 ac)	17,963 SF	(0.41 ac)	60,904 SF	(1.40 ac)	94	0.76	
Total	196,591 SF	(4.51 ac)	43,331 SF	(0.99 ac)	153,260 SF	(3.52 ac)	94	0.77	

Table 2: Preliminary Development Plan Areas (2022)

2022 PDP									
AREA ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE	
Lot 1	52,478 SF	(1.20 ac)	17,385 SF	(0.40 ac)	35,093 SF	(0.81 ac)	92	0.70	
Lot 2	144,113 SF	(3.31 ac)	40,863 SF	(0.94 ac)	103,250 SF	(2.37 ac)	93	0.73	
Total	196,591 SF	(4.51 ac)	58,248 SF	(1.34 ac)	138,343 SF	(3.18 ac)	93	0.72	

If you have any questions, please contact me at austin.lage@ibhc.com or 913-663-1900.

Sincerely,



Austin Lage, P.E.
Project Engineer

APPENDIX

2015 Proposed Site Layout

2022 Proposed Site Layout



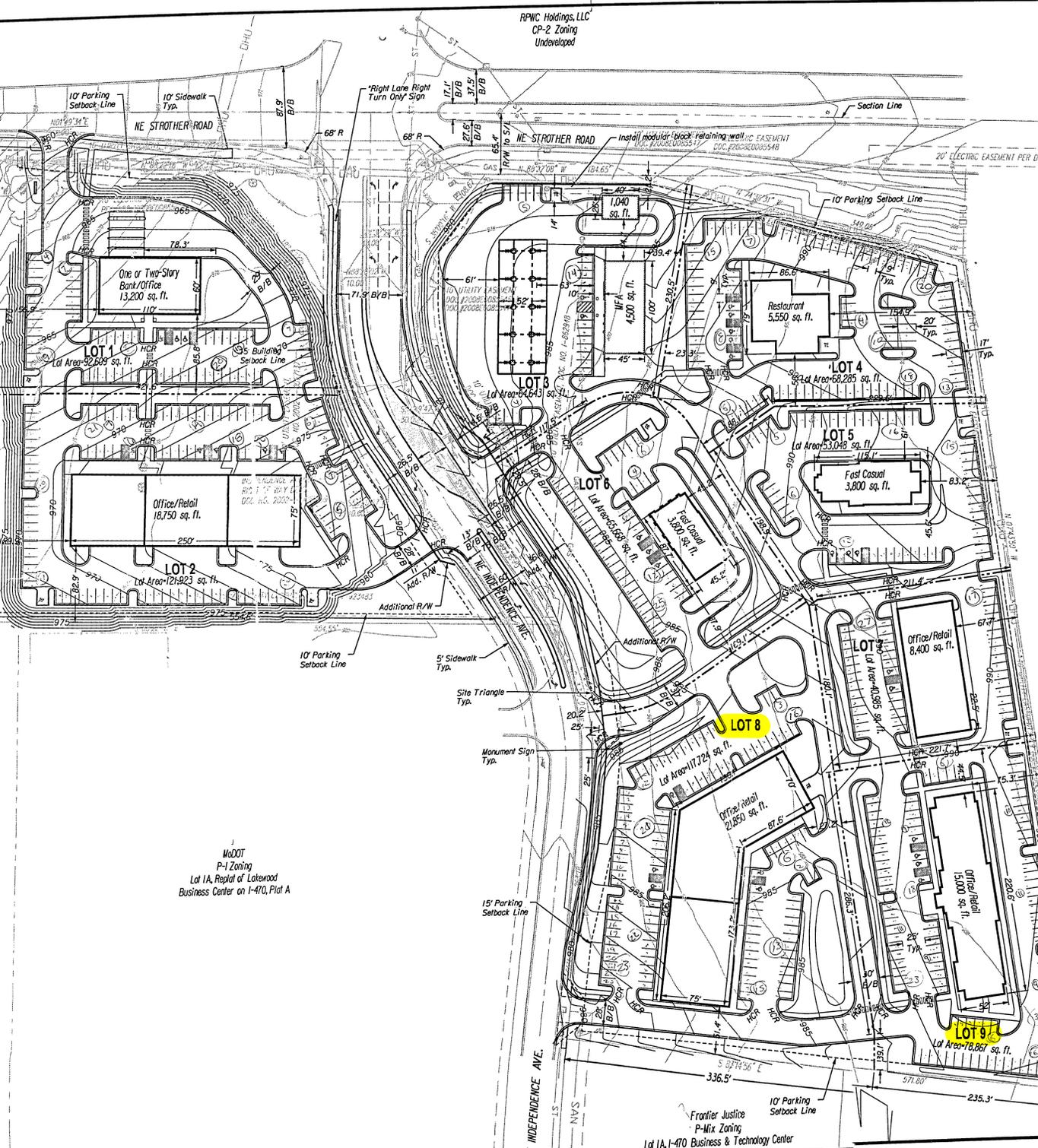
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- NOTES:**
- This development plan is based on a previously approved Preliminary Development Plan in 2010. It has been modified for changes to Lots 3 and 6 and widening of NE Independence Avenue.
 - The development shall meet the requirements of the Unified Development Ordinance, Design and Construction Manual, Access Management Code and other ordinances for development including, but not limited to, parking setbacks and spaces, ADA requirements, site lighting/landscaping and screening, utilities, and zoning requirements. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
 - Every ADA accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground, measured from the bottom of the sign, and the head of the parking space.
 - All identifying signs shall be 12 inches wide by 18 inches in height and meet the requirement set forth in the Manual on Uniform Traffic Control Devices, as referenced in the Lee's Summit General Code of Ordinances.
 - Building Parking Lot and Landscaping information on each lot are for graphical purposes and do not represent the detailed final development plan information. All Landscaping to meet Article 14 of the UDO. There shall be two way traffic movement.
 - See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for each lot for review.
 - Parking lot screening to meet UDO.
 - Exterior lighting to conform to UDO requirements (400 watt lamp, 18' maximum pole height and 90' cut-off for light dispersion).
 - All curb to be CO-1 curb.
 - Easements to be provided for shared drives and parking lot connections.
 - Parking Spaces shall be 9' x 17' (perimeter w/ curb) and 9' x 19' (interior center).
 - Watershed: May Brook Watershed

- STREETS:**
- The street within the development is designated as Private with a street width of 28 feet back of curb to back of curb and full depth asphalt or concrete based on the developer's choice and/or bids on the project.
 - Private drive pavement section based on recommendation per Geotech Report for the Frontier Justice Site by PSI, dated March 7, 2014. NE Independence Ave. pavement section for widening based on the existing section.

- BUILDING LINES:**
- Minimum required building line is 15 feet on NE Independence Avenue, 10 feet on Strother Road, and 20 feet on I-470 Frontage.

- PARKING SETBACK LINES:**
- Minimum required parking setback line is 15 feet on NE Independence Avenue, 10 feet on Strother Road, and 10 feet on I-470 Frontage.

- SIDEWALKS:**
- 5' sidewalks are to be built on both sides of the street on NE Independence Avenue, within the right-of-way. Interior sidewalks are 5' as shown.

PROJECT DATA:
 The site is Zoned CP-2, Commercial
 Project Area - 16.76 acres
 Number of Lots - 9
 Density - 1.80 lots/acre

- PHASING:**
- The project infrastructure as shown shall be completed in multiple phases with, Phase 1 to include Lots 3 & 6. Phase 2 will include Lots 1, 2, 4, 5, 7, 8, & 9.

- GENERAL NOTES:**
1. Kansas City Title Company No. KCT-88803, effective date May 14, 2015, was used in preparation of this Preliminary Development Plan.
 2. Cross Access easements for common driveways and adjoining parking lots will be provided on the Final Plan.
 3. There is no visible evidence of abandoned oil or gas wells located within the plot boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E., 1995.
 4. Mechanical units shall be totally screened from view in accordance with Article 7 of the UDO. Said note shall be included on individual Final Development Plans, for individual lots.
 5. All materials, colors, and architecture of buildings to meet the requirements of section 7.280 of the current UDO.
 6. Trees and shrubs are shown for graphical and quantitative purposes. Species and size of trees and shrubs shall be indicated on individual Final Development Plans for individual lots.
 7. All drive entrances to individual lots and drive aisles are to be a minimum of 28 feet back of curb to back of curb.
 8. Handicap Accessible signs are to be shown on individual Final Development Plan sheets and on individual lots.
 9. The development standards for all lots shall be those applicable standards for the CP-2 zoning district.

- PRELIMINARY EROSION CONTROL PLAN**
- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Lee's Summit Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and fence to be installed as necessary along areas of erosion. Silt fences shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Lee's Summit. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

GENERAL INFORMATION

LOT NO.	LOT AREA SQ. FT.	BUILDING AREA SQ. FT.	FAR	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	IMPERVIOUS AREA SQ. FT.	PERCENT IMPERVIOUS AREA (%)
1	92609	13210	0.14	53	63	49248	0.520
2	121923	18750	0.15	64	108	73116	0.605
3	64643	4500	0.07	23	23	51484	0.796
4	68285	5500	0.08	29	101	55700	0.816
5	53048	3800	0.07	53	54	41523	0.783
6	65668	3800	0.06	48	47	46218	0.704
7	40985	8400	0.20	42	44	33915	0.827
8	117724	21800	0.19	110	110	92356	0.785
9	78857	15000	0.19	80	102	62954	0.772
Total	703752	94670		592	649	504064	0.716

+66

-2015-090-

RECEIVED

JUL 21 2015

Planning & Codes Admin



NO.	BY	REVISION
1	BAW	REVIEW SUBMITTAL TO CITY
2	BAW	REVIEW SUBMITTAL TO CITY

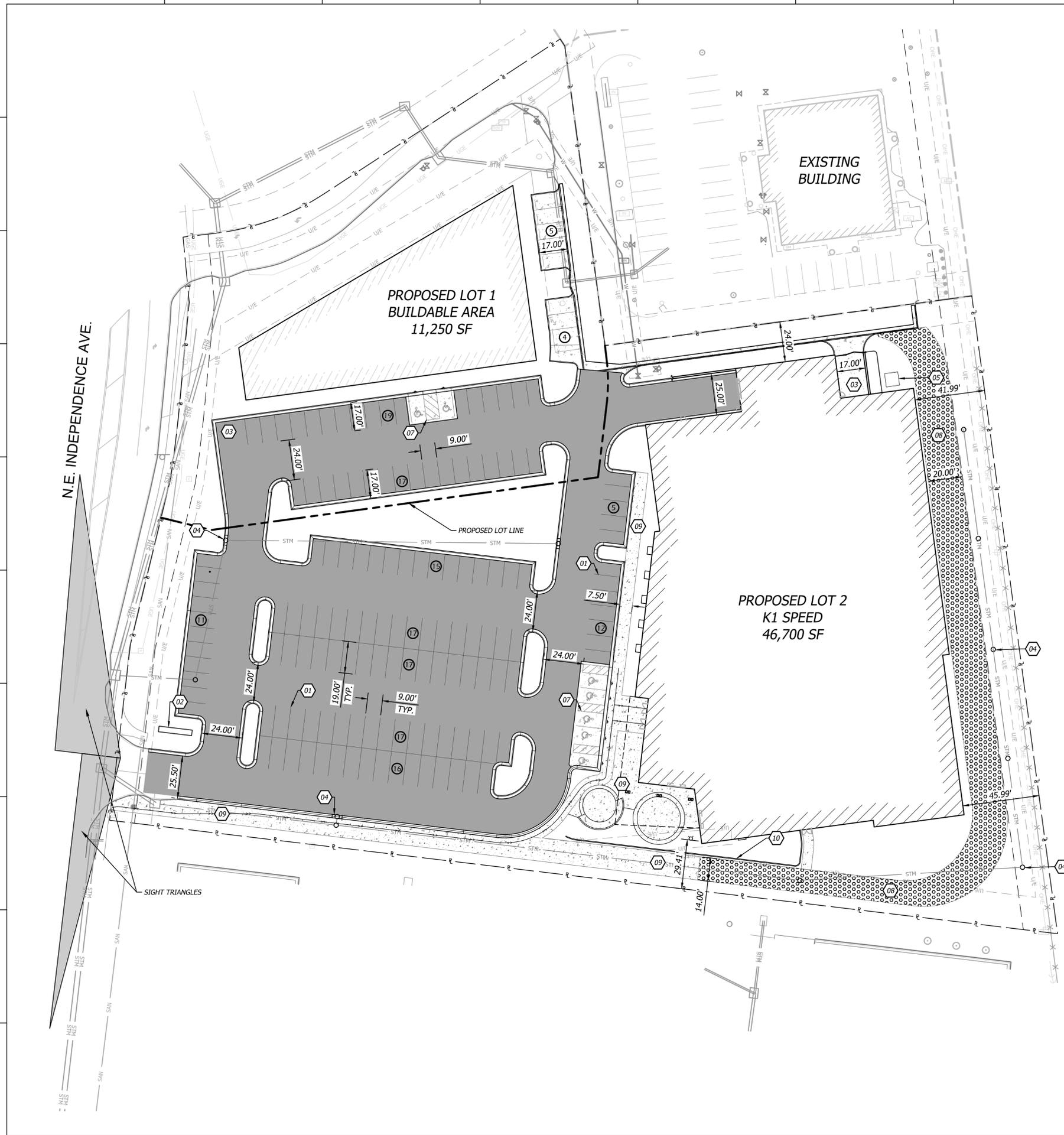
DATE: 7/21/2015
 REVISION: 15,008.01



PRELIMINARY DEVELOPMENT PLAN
 STROTHER CROSSING
 LEES SUMMIT - JACKSON COUNTY - MISSOURI
 X-REF NO. XXXX
 DRAWING NO. XXX
 DATE: June, 2015
 JOB NO. 15,008.01
 SHEET 2 OF 4

NOT FOR CONSTRUCTION

K-1 Speed
 Entertainment Complex
 Lot 4C Strother Crossing
 Lots 4A-4C Lee's Summit, MO



SITE DATA

SITE		
SITE AREA:		4.51 AC 196,592 SF
BUILDING		
BUILDING LOT 1:		11,250 SF (5.97%)
BUILDING LOT 2:		46,700 SF (23.8%)
PARKING		
LOT 1:		
PARKING PROVIDED:		45 STANDARD 2 HANDICAP (1 VAN)
PARKING REQUIRED:		45
CUSTOMER & EMPLOYEE STALLS: (4/1000 SF OFFICE SPACE - 11,250)		
ADA STALLS: (BASED ON THE 45 STALLS)		2
LOT 2:		
PARKING PROVIDED:		110 STANDARD 5 HANDICAP (1 VAN)
PARKING REQUIRED:		89
CUSTOMER & EMPLOYEE STALLS: (6/1000 SF NON-TRACK AREA - 14,830)		
ADA STALLS: (BASED ON THE 110 STALLS)		5

NOTE:

LOT 1 BY SEPARATE CONTRACT

ZONING

CP-2 (PLANNED GENERAL BUSINESS DISTRICT)

CONSTRUCTION NOTES

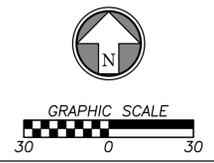
- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED MONUMENT SIGN; RE. TO ARCHITECTURAL PLANS.
- 03 PROPOSED TRASH ENCLOSURE LOCATION.
- 04 PROPOSED STORM SYSTEM.
- 05 PROPOSED TRANSFORMER PAD LOCATION; COORDINATE WITH ELECTRIC COMPANY.
- 06 PROPOSED SITE LIGHTING; REFER TO LIGHTING PLANS.
- 07 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 08 GRASS PAVER OF APPROVED EQUAL FOR EMERGENCY VEHICLE ACCESS.
- 09 CONCRETE SIDEWALK.
- 10 RETAINING WALL.

SIGHT TRIANGLE FOR LEFT-HAND TURNS				
DESIGN SPEED (MPH)	LENGTH OF LEG (FT)	APPROACH GRADE (%)	ADJUSTMENT FACTOR	FINAL LENGTH OF LEG (FT)
35	165	-0.91	1	165

SIGHT TRIANGLE FOR RIGHT-HAND TURNS				
DESIGN SPEED (MPH)	LENGTH OF LEG (FT)	APPROACH GRADE (%)	ADJUSTMENT FACTOR	FINAL LENGTH OF LEG (FT)
35	165	0.81	1	165

SITE LEGEND

	PROPOSED BUILDING		PARKING STALL COUNT
	FUTURE BUILDABLE AREA		ROLLOVER CURB & GUTTER
	ASPHALT PAVEMENT		STANDARD CURB & GUTTER
	CONCRETE SIDEWALK		ACCESSIBLE ADA ROUTE
	LIGHT CONCRETE		RETAINING WALL
	MEDIUM CONCRETE		



BHC
 CIVIL ENGINEERING / SURVEYING / UTILITIES
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900
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Revisions:

Project #: 211107
 Preliminary Development Plan
 10 February 2022

SITE PLAN
C1.0