



March 31, 2021

Re: **Scooter's Kiosk Drive Thru**
707 NE Rice Road, Lee's Summit, MO, 64086
Final Stormwater Management Study
PEI #210028

As part of the Final Development Plan Application for the Scooter's Kiosk Drive Thru, the existing and proposed impervious areas were analyzed to determine if post development BMPs and detention are required.

Existing Site

The existing 0.54 acre site consists of an existing restaurant, paved parking lot, and drive thru. The existing site surface drains primarily south directly off the site to the public right of way. The existing site consists of 18,467 SF of impervious area (see Exhibit A1).

Proposed Site

The proposed project includes the full removal of the existing building and paved parked lot. A new Scooter's Kiosk Drive Thru, parking lot and drive thru will be installed. The proposed site will maintain the existing drainage patterns. The proposed site consists of 11,810 SF of impervious area (see Exhibit A2).

Conclusion

The proposed site results in a decrease in impervious area of 6,657 SF.

BMPs are not required per Section 4.2.1 of the MARC BMP manual, which states that a previously developed site that maintains or reduces the percent impervious area, would not meet the definition of a development as stated in APWA 5601.3 and would not require additional stormwater BMP's.

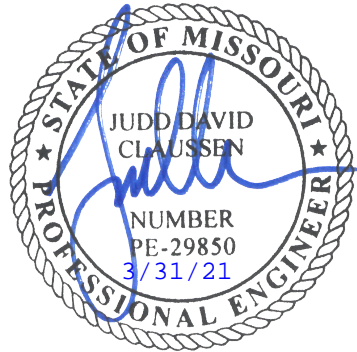
Stormwater detention is not required per Section 5601.3 of the Kansas City Metropolitan Chapter APWA Standard Specifications & Design Criteria, which states that any remodeling, repair, replacement, or other improvements to any existing structure or facility and appurtenances that does not result an increase area of impervious surface on the site is exempt of detention requirements.

Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Judd D. Claussen, P.E.





LEGEND

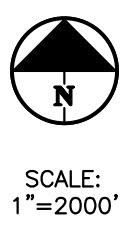
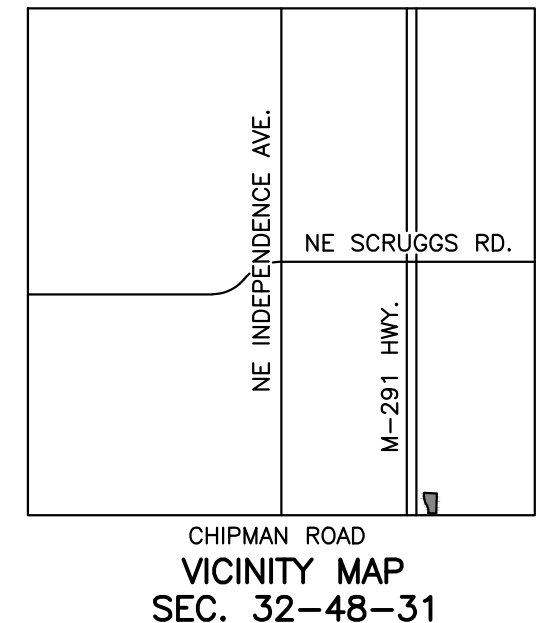
--- BOUNDARY LINE

■ IMPERVIOUS AREA

LEGAL DESCRIPTION:

LOT 1, SU-NOR ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

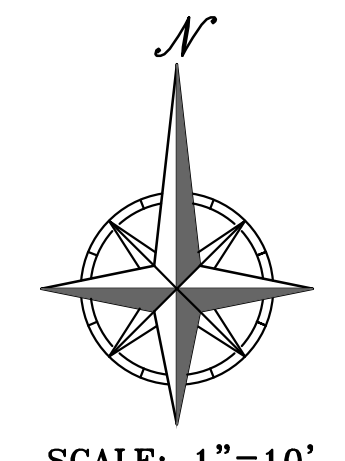
EXISTING IMPERVIOUS AREA = 18,467 SF



Know what's below.
Call before you dig.

SCALE: 1"=200'

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=10'

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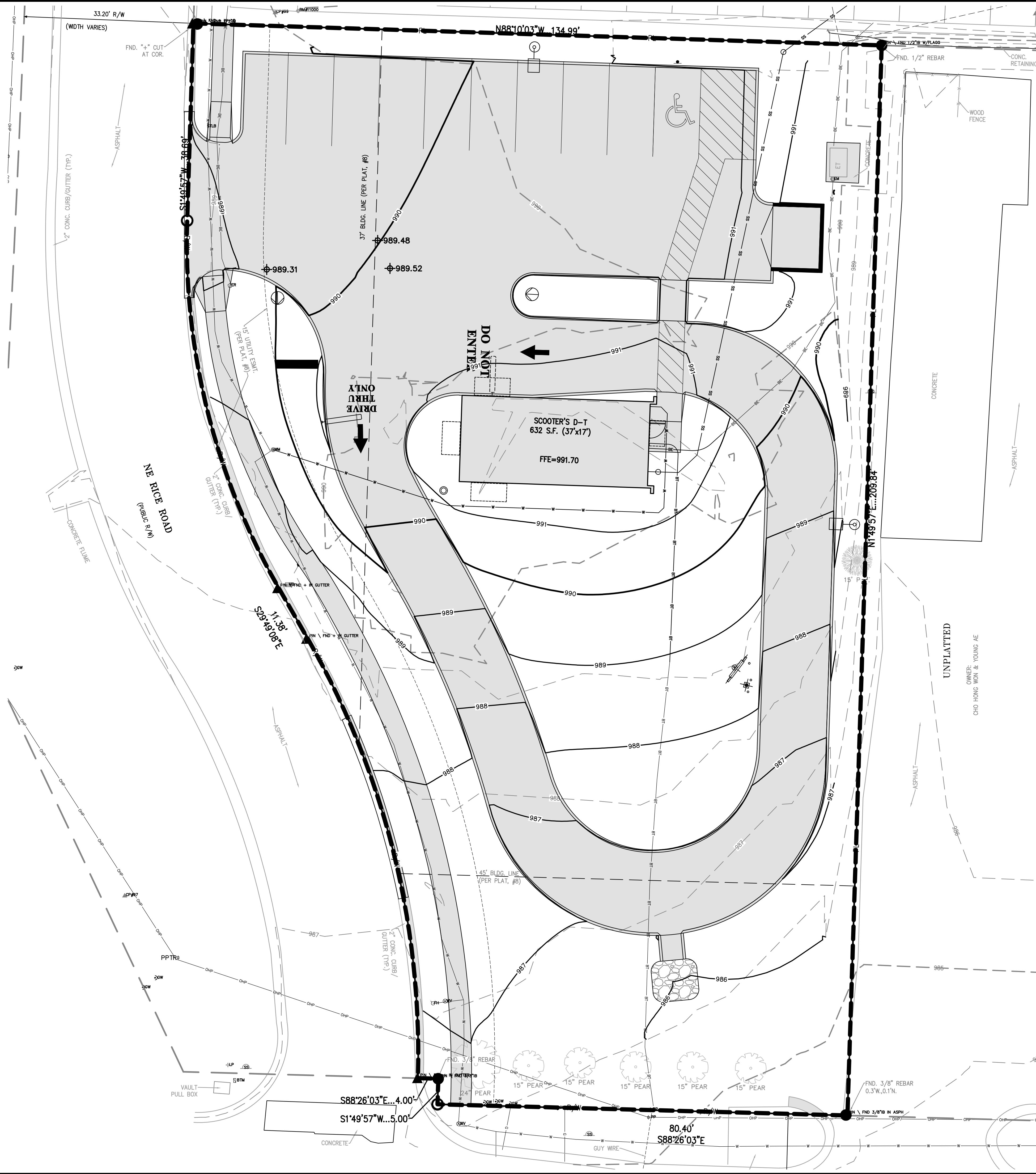
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66066
(913) 993-1155
Fax (913) 993-1166
www.phelpsengineering.com



EXISTING CONDITIONS PLAN
SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

Project No.	No.	Date	Revisions:	By	App.
210028					
DATE: 03-31-2021	DRAWN: CHL				
CHECKED: DAF	APPROVED: JOC				
CORPORATE SEAL OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 200700128					
ENGINEERING - 200700208					

SHEET
A1



LEGEND

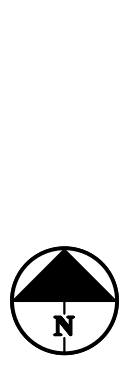
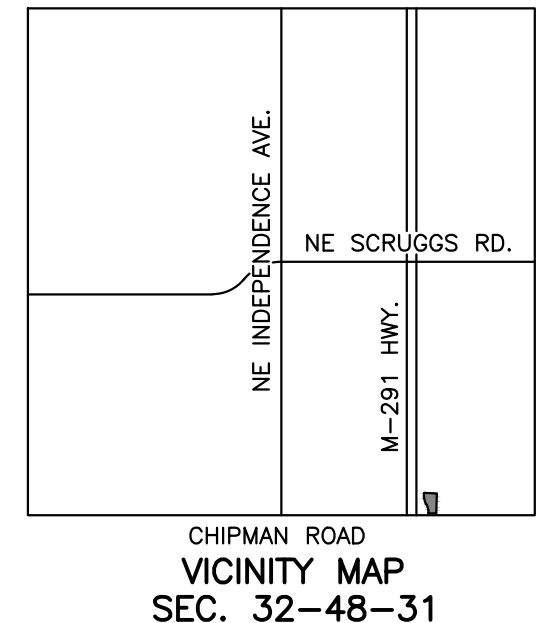
--- BOUNDARY LINE

■ IMPERVIOUS AREA

LEGAL DESCRIPTION:

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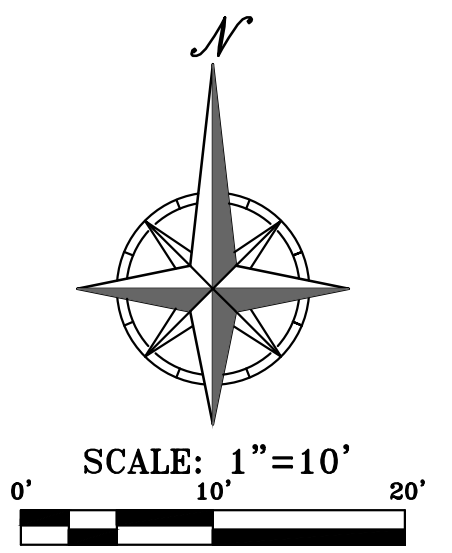
EXISTING IMPERVIOUS AREA = 11,810 SF



811

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PLANNING
ENGINEERING
IMPLEMENTATION

PROPOSED CONDITIONS PLAN
SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

Project No.	210028	Date	By	App.
Checked	DAF	APPROVED	JOC	
Corporate of Authorization				
Land Surveying	LS-82			
Engineering	E-391			
Professional of Authorization				
Land Surveying	200700128			
Engineering	200700208			

SHEET
A2