

October 12, 2021

Re: **Crash Champions**
451 S.E. Oldham Parkway, Lee's Summit, MO
Final Stormwater Management Study
PEI #210229

As part of the Final Development Plan Application for the Crash Champions redevelopment, the existing and proposed impervious areas were analyzed to determine if post development BMPs and detention are required.

Existing Site

The existing 2.47 acre site consists of two existing buildings and paved parking. The existing site surface drains directly off the site in all directions. The existing site consists of 96,629 SF of impervious area (see Exhibit A1).

Proposed Site

The proposed project includes the full removal of the existing northern building and construction of a new building in the same location. The proposed site will maintain the existing drainage patterns surface draining directly off the site in all directions. The proposed site consists of 95,132 SF of impervious area (see Exhibit A2).

Conclusion

The proposed site results in a decrease in impervious area of 1,497 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.

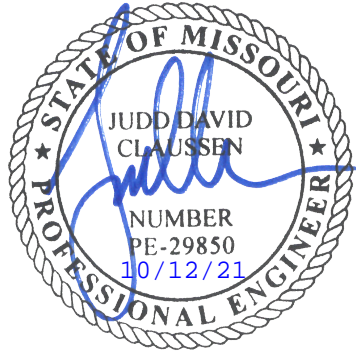
Stormwater detention is not required per Section 5601.3 of the Kansas City Metropolitan Chapter APWA Standard Specifications & Design Criteria, which states that any remodeling, repair, replacement, or other improvements to any existing structure or facility and appurtenances that does not result an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

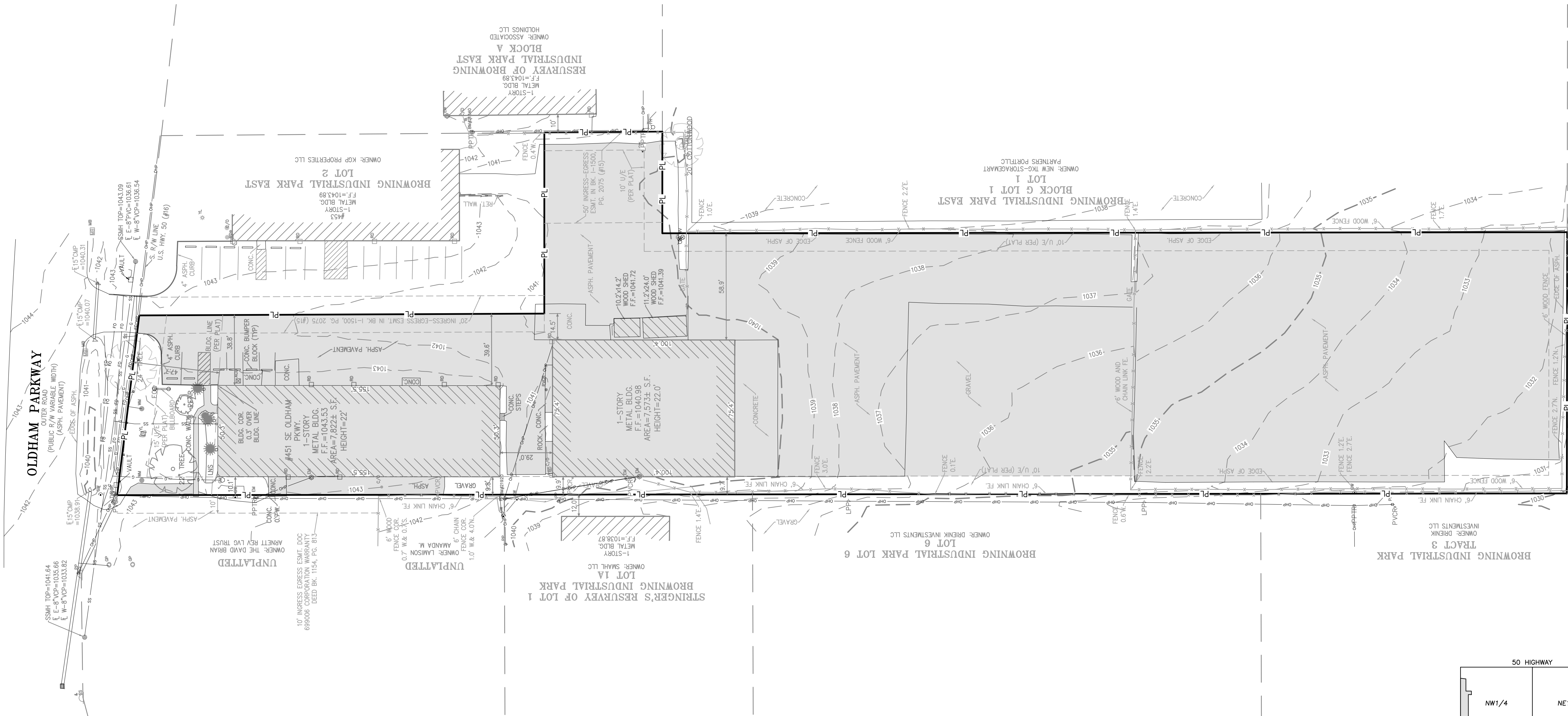
Judd D. Claussen, P.E.





Know what's below.
Call before you dig.

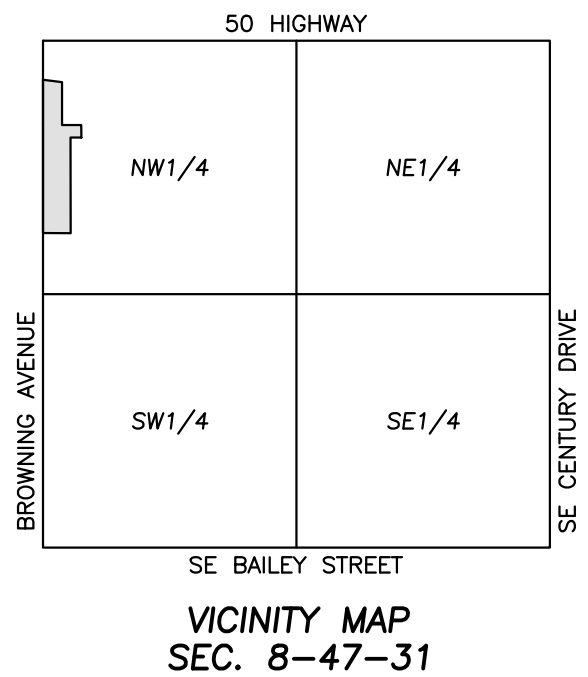
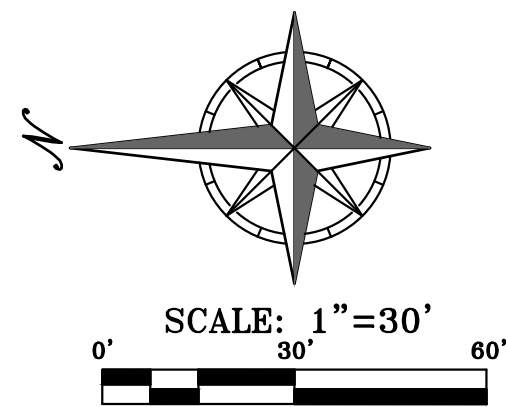
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



EXISTING IMPERVIOUS AREA = 96,629 S.F.

- LEGEND**
- PL — PROPERTY LINE
 - LOT LINE
 - R/W — RIGHT-OF-WAY
 - IMPERVIOUS
 - OPEN SPACE
 - DRAINAGE BOUNDARY FOR LOS VALUE RATING CALCULATION

TOTAL LOT = 107,552 S.F. (2.47 ACRES)
IMPERVIOUS = 84,787 S.F. (1.95 ACRES)
OPEN SPACE = 22,765 S.F. (0.52 ACRES)



PROJECT NO.	210229	No.	Date	Revisions:	By	App.
DATE: 10-12-21	DRAWN: SNH					
CHECKED: DAF	APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-62						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700038						

SHEET

A1

EXISTING CONDITIONS MAP
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO



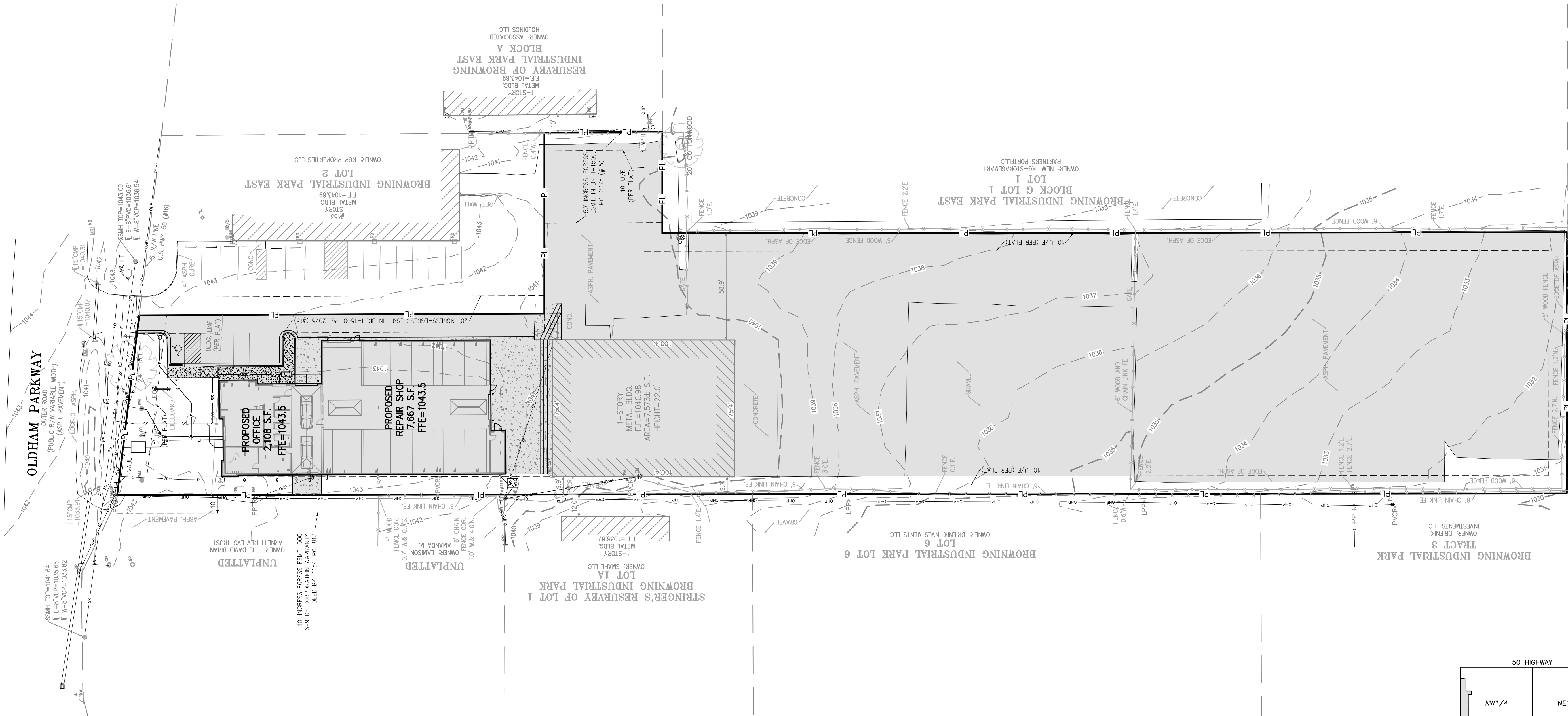
PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1145
www.phepengineering.com





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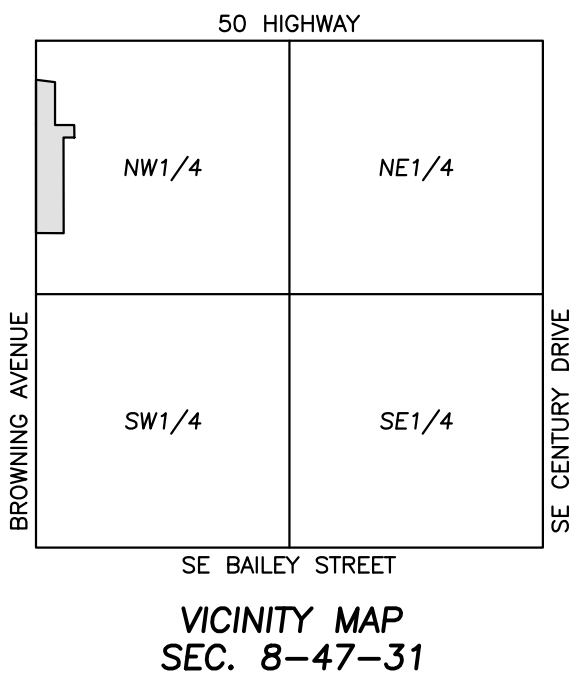
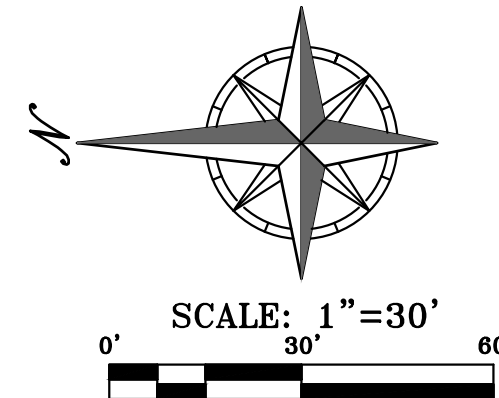
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PROPOSED IMPERVIOUS AREA = 95,133 S.F.

- LEGEND**
- PL PROPERTY LINE
 - LOT LINE
 - R/W- RIGHT-OF-WAY
 - IMPERVIOUS
 - OPEN SPACE
 - DRAINAGE BOUNDARY FOR LOS VALUE RATING CALCULATION

TOTAL LOT = 107,552 S.F. (2.47 ACRES)
IMPERVIOUS = 83,290 S.F. (1.91 ACRES)
OPEN SPACE = 24,262 S.F. (0.56 ACRES)



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SHEET
A2

PROPOSED CONDITIONS MAP
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
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