



June 21, 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 Final Engineering to develop the site located at 2911 NE Independence Ave in Lee's Summit. The project will consist of construction of a 46,700 square foot building which will house a racetrack, restaurant, and spectating area all on Lot 2. Lot 1 is by separate contract but has an assumed constructable building area of 11,250 square feet.

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 FDP, 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 west. This project decreases the amount of impervious from the 2015 PDP and therefore will not require water quality or quantity facilities.



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400

BHC is a Trademark of Brungardt Honomichl & Company, P.A.

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: Final Development Plan Areas (2022)

2022 FDP								
Basin ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
LOT 1 (FUTURE)	52,477 SF	(1.20 ac)	17,239 SF	(0.40 ac)	35,238 SF	(0.81 ac)	92	0.70
LOT 2	144,113 SF	(3.31 ac)	35,578 SF	(0.82 ac)	108,535 SF	(2.49 ac)	94	0.75
Total	196,590 SF	(4.51 ac)	52,817 SF	(1.21 ac)	143,773 SF	(3.30 ac)	93	0.74

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

Sincerely,



Austin Lage, P.E.
Project Engineer



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400

BHC is a Trademark of Brungardt Honomichl & Company, P.A.

APPENDIX

2015 Proposed Site Layout

2022 Proposed Site Layout



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400

BHC is a Trademark of Brungardt Honomichl & Company, P.A.

