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December 12, 2020

C20D0496

City of Lee's Summit
Development Services
220 SE Green Street
Lee's Summit, Missouri 64063

**RE: COMMERCIAL FINAL DEVELOPMENT PLAN
LSHS 2020 ATHLETIC FIELD IMPROVEMENTS
LEE'S SUMMIT, MISSOURI**

To Whom it May Concern:

Kaw Valley Engineering, Inc. (KVE) has received comments from City of Lee's Summit for the above referenced project on December 7, 2020 and issues the following response.

ENGINEERING REVIEW

1. It appears the "Master Drainage Plan" dated November 20, 2020 (hereinafter referred to as "the stormwater report") was developed not only to cover work undertaken by this application, but work covered by another application which was only received within the past week (i.e., the renovation project covered by a separate Final Development Plan application). Will the work covered by this particular application result in increased impervious area, and if so, what is the net increase in terms of gross square footage and percentage of existing impervious area? In order to move forward with the application, these questions need to be addressed. This will have a bearing on the applicability of stormwater detention on this portion of the project. **The proposed Athletics project will impact 52,650 SF of the LSHS Campus and will generate a net increase of 280 SF in impervious coverage or 0.53% as sampled against the 52,650 SF project area. Refer to the attached storm water management memo for the LSHS Athletics project.**
2. The waiver request appears to request an exception to the design criteria for this particular project, along with other portions of the project covered by a separate Final Development Plan which was recently received within the past week. It is possible that no significant increase in impervious area will occur for this portion of the project (i.e., the athletic field portion). If so then a waiver would not be required. It should be noted that staff will not support such a waiver, since it would appear detention could be constructed meeting the comprehensive Control Strategy, and no justification was provided why it could not be constructed to this standard.
 - a. **Refer to response to comment 1 for the breakdown of increase in impervious coverage associated with the Athletics Project.**

- b. **The request for the waiver to detention for the Athletics portion of the project is rescinded as it is my understanding that small increases in impervious coverage (i.e., less than 5,000 SF may be permitted without implementing additional mitigation).**
3. If it is determined that detention is required for this portion of the project (i.e. the athletic field upgrades), the plans covering the renovation and detention improvements must be approved prior to the approval of these plans. This is due to the fact that the detention basin would need to be constructed prior to any other activities on the site, with exception of erosion and sediment control. **Noted. See response to comment 1.**
4. If it is determined that detention is not required for this particular portion of the project, then these plans could be approved prior to the approval of the renovation plans. The renovation plans were received last week and are currently under review. **Noted. See response to comment 1.**

The previously submitted Engineer's Estimate of Probable Construction cost is being with this response to reflect current project areas broken down by project. If you have any questions or need additional information regarding the proposed project, don't hesitate to contact me at (913) 894-5150 or at wood@kveng.com.

Respectfully submitted,
Kaw Valley Engineering, Inc.

David D. Wood, P.E.
Project Manager



Attachments: 20201207 LSHS Athletics Stormwater Management Memo
20201207 Engineer's Estimate of Probable Construction Cost

cc: Tonie Barnett, Gould Evans

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