

December 11, 2020

Shannon McGuire, Planner
Lee's Summit Development Services
220 SE Green Street
Lee's Summit, MO 64063

Permit Number: PRCOM20203513
Project Name: LSR7 – LSHS – 2020 Athletic Complex Improvements
Project Address: 400 SE Blue Pkwy, Lee's Summit, MO 64063
County: Jackson

Attachments 20201207 LSHS FDP Response Letter, 20201207LSHS Athletics Stormwater Compliance Letter, LSHS Athletics – EPEOCC 20201207

The following letter is in response to the plan review comments for the project listed above. Responses are indicated in bold following each numbered comment.

Required Corrections

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Acknowledged. Refer to sheet H-G101 where 2018 International Fire Code is listed as an applicable code.

Engineering Review

1. It appears the "Master Drainage Plan" dated Nov. 20, 2020 (hereinafter referred to as "the stormwater report") was developed not only to cover work undertaken by this application, but by work covered by another application which was only recently 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 to this portion of the overall project.

Response per civil engineer, see attached 20201207 LSHS FDP Response Letter, 20201207LSHS Athletics Stormwater Compliance Letter, LSHS Athletics – EPEOCC 20201207.

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.

Response per civil engineer, see attached 20201207 LSHS FDP Response Letter, 20201207LSHS Athletics Stormwater Compliance Letter, LSHS Athletics – EPEOCC 20201207.

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 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 the exception of erosion and sediment control.

Response per civil engineer, see attached 20201207 LSHS FDP Response Letter, 20201207LSHS Athletics Stormwater Compliance Letter, LSHS Athletics – EPEOCC 20201207.

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 approval of the renovation plans. These renovation plans were received last week, and are currently under review.

Response per civil engineer, see attached 20201207 LSHS FDP Response Letter, 20201207LSHS Athletics Stormwater Compliance Letter, LSHS Athletics – EPEOCC 20201207.

Sincerely,

Tonie Barnett
Gould Evans
4200 Pennsylvania Ave,
Kansas City, MO 64111