



**KAW VALLEY ENGINEERING, INC.**

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January 12, 2021

**C20D0691**

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

**RE: COMMERCIAL FINAL DEVELOPMENT PLAN  
LSW 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 November 11, 2020 and issues the following response.

**FIRE REVIEW**

1. IFC503.1.1 – approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the building exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 913.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location of property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. IFC 503.2.1 – Fire Apparatus roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. **As discussed, LSSD is proposing that the parking lot to the east of the proposed concession/locker room building is considered as the fire apparatus road for access to this building and the new visitor ticket booth. The fire truck can pull forward to the gate that is aligned with the west face of the ticket booth. This point is within 150' of all sides of the concession/restroom building. Refer to Sheet W-C100.**
2. IFC 507.5.1 – Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. **LSSD is proposing to add a fire hydrant adjacent to the new ticket booth to the east of the proposed concession/locker room building. The hydrant will fall within 300' of the new proposed buildings.**

## PLANNING REVIEW

1. Provide a vicinity map and north arrow indicating the location of the property within the City. **The vicinity map and north arrow are illustrated in the top right corner of plan sheet W-C100.**

## ENGINEERING REVIEW

2. A waiver to the Design and Construction Manual is required for the elimination of stormwater detention. A template is being forwarded by separate email. Items to include in the waiver are: 1) total existing impervious surface area and 2) the total increase in impervious area as a percent. The City will support the waiver, but sufficient supporting justification such as these two items would be beneficial to discuss. It may also be beneficial to discuss the lack of existing stormwater detention, which was omitted due to the floodplain as was the common practice at the time of construction of the high school. **The waiver to the Design and Construction Manual as well as the supporting items has been submitted in conjunction with an Addendum to the Stormwater Management Letter for Lee's Summit West High School.**
3. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The estimate should include only those items reviewed or inspected by the Engineering Group. **An EEOPCC has been attached to this response for your review.**

If you have any questions or need additional information regarding the proposed project, do not hesitate to contact me at (913) 894-5150 or at [wood@kveng.com](mailto:wood@kveng.com).

Respectfully submitted,  
**Kaw Valley Engineering, Inc.**

David D. Wood, P.E.  
Project Manager



Attachments: Plan Sheets, W-C Series  
DCM Waiver Request for LSW Athletics 20210112  
20210112 LSWHS Athletics Stormwater Compliance Letter Addendum  
20210112 Engineer's Estimate of Probable Construction Cost

cc: Tonie Barnett, Gould Evans Goodman

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