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May 16, 2024

C23D1880

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 April 19, 2024 and issues the following response.

PLANNING REVIEW

1. SITE DATA TABLE –PARKING.

-The minimum number of required parking spaces for a school is based on the number of classrooms. For a high school, the minimum number of parking spaces is calculated at a rate of 6 spaces per classroom. List the number of classrooms in the site data table in order to document compliance with the minimum parking requirement. Add this information to both Phase I and Phase II plans. **The required parking count based on classrooms has been added to both plan sets.**

-On the Phase II plans, the number of existing parking spaces (upon completion of Phase I is listed as 1154. This number is incorrect based on the Phase I plans indicating that there will be 1116 spaces upon completion of that Phase. **The existing parking count on Phase II has been revised.**

2. OIL AND GAS WELLS. Add a note to both the Phase I and Phase II plans regarding the presence of any active, inactive or capped oil and gas wells on the subject property. Cite the source of information used to make the determination. The Missouri Department of Natural Resources maintains a well database that can be used and cited to make said determination. **The requisite note has been added to each plan set. Refer to Sheet C100 on Phase I. Refer to sheet C100 on Phase II.**

3. LANDSCAPING—STREET FRONTAGE. The proposed Phase I and Phase II parking lot improvements shall be subject to the street frontage and tree requirement and parking lot screening requirement due to the SW Blue Parkway relocation. Street Frontage trees shall be provided at a rate of 1 tree for every 30' of street frontage. Parking lot screening to a height of 2.5' shall be provided along the Phase I and Phase II parking lot

frontage at a rate of 12 shrubs per 40 linear feet of street frontage. Said screening shall be composed of evergreen landscaping. UDO Section 8.820 provides other screening alternatives involving the use of berms, walls or combination of landscaping, berms and walls. **Per email from Mike Weisenborn to Kyle Gorrell dated May 2, LSSD will provide 1 tree per 30' of frontage and 1 shrub per 20' of frontage. LSSD proposes to plant trees and shrubs as part of Phase II due to the pending reconstruction of Blue Parkway by the City of Lee's Summit. The City of Lee's Summit is acquiring temporary construction easements between LSSD back of curb and street right of way to lower grade and install utilities. Trees and Shrubs planted along the parking lot perimeter as part of this Phase would conflict with those construction activities and would need to be removed.**

4. **TRASH ENCLOSURE.** The Phase I plan calls for the inclusion of a trash/recycle bin. All exterior trash and storage containers shall be fully screened from view according to UDO Section 8.180.G which includes the design of the required enclosure. Provide a detail of the proposed enclosure that meets the design requirements. **The existing bin (Recycle/Trash) is not currently in an enclosure. LSSD is proposing to reconstruct the pavement under the bin with concrete and relocate the bin to a more accessible location not easily visible from off the property in accordance with 8.180.G 1. If the bin is found to be visible from Blue Parkway, LSSD proposes at minimum to install screening on the south side of the bin and a gate on the east side of the bin. A preliminary detail has been noted and illustrated on the Phase II Plans.**

ENGINEERING REVIEW

1. Phase I should be a separate application from Phase 2. As such, these comments are related only to Phase I of the Plans. **Both phases of the project were submitted as one application per the request of City Staff.**
2. ADA-accessible parking spaces shall be notated with slope callouts and dimensions to determine whether they comply with City standards. Elevations callouts are not sufficient. Please add elevation callouts for the ADA-accessible parking spaces. **An ADD Parking detail with additional slopes and dimension callouts was added to sheet C300.**
3. KCMMB asphalt concrete mis in now a requirement for all parking lots in the City of Lee's Summit. This requirement was initiated in October of 2023. Please revise the section views with notes with specify KCMMB Asphaltic concrete mix to be used for all parking lots. **Plans have been revised to note utilization of KCMMB Asphalt.**
4. Sheet C610: The "Temporary Headwall and Concrete Infill Detail" is missing a section view. Please provide a section view to better visualize this proposed feature. A section and isometric view of this feature was added to sheet C610.
5. Provide the design HGL within the proposed stormwater lines greater than 10" in graphic format. Please label the HGL with the design storm. If the pipe cannot manage the 100-year event without surcharging, a suitable overflow route shall be established. Please revise as appropriate. The design and 100-year HGLs have been graphically illustrated on the plan and profiles. **The pipes have been sized to convey these events within the storm system.**
6. A SWPPP is required due to the disturbed area being greater than 1 acre. Please provide a SWPPP for the project. **The project SWPPP and MDNR permit has been uploaded for your records.**
7. Please see standard City detail for trenching and backfill detail. The trenching and backfill detail included with in the plans does not meet City Standards. Recommend placing the City

Standard Detail within the plan set. **The City standard trenching and backfill detail (GEN 6) was added to sheet C690.**

8. Missing Landscape Plan: Please ensure any trees area greater than 5 feet from any City-owned utilities, and in particular, the city water main. This shall be measured from the mature tree trunk to the outside of the City utility line or structure. **Refer to sheet C100 for proposed tree locations. All trees are located a minimum of 5' from City owned utility infrastructure.**

FIRE REVIEW

1. Indicate where the fire hydrant along the east side of the parking lot is being relocated to. Preference would be to have it west of its current location on the west side of the parking lot near the crosswalk. The City's contractor is responsible for the relocation of the proposed water main along the east side of the LSHS property. **Olsson is designing these improvements for the City and the final location of the watermain and hydrants is unknown.**
2. IFC 503.2.3 – Fire Apparatus access roads shall be designed and maintained to support the imposed loads of a fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Drive lanes shall be capable of supporting 75,000- pounds. **The 8" asphalt pavement section has been designed to accommodate heavy vehicle traffic including emergency vehicles.**

BUILDING CODES REVIEW

1. Light Pole base is incomplete. Provide a fully engineered base detail. **The light pole base is a delegated design. The detail can be submitted to the City when provided by the Contractor.**

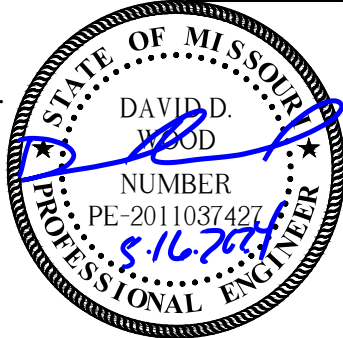
If you have any questions or need additional information regarding the proposed project, don't hesitate to contact me at (913) 894-5150 or at wood@kveng.com.

Respectfully submitted,
Kaw Valley Engineering, Inc.

David D. Wood, P.E.
Project Manager

Attachments: Revised Plans.

cc: Kent Andersen, Lee's Summit School District



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