

MCC LV HT ADDITION/RENOVATION					
BNIM PROJECT NO. 20008.00					
FINAL DEVELOPMENT PLAN COMMENTS					
First Applicant's Letter 10/08/21					
Resubmission 12/01/21					
Second Applicant's Letter 12/08/21					
Resubmission 12/17/21					
Planning No. PL202371					
Fire Review: Jim Eden					
	No.	Reference	Comment	Discipline	Response
	1	N/A	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	GENERAL	Acknowledged; the project has been designed to comply with the 2018 International Fire Code.
Traffic Review: Brad Cooley					
	No.	Reference	Comment	Discipline	Response
		N/A	No Comments	N/A	
Building Codes Review: Joe Frogge					
	No.	Reference	Comment	Discipline	Response
	1	UDO 8-180.F	Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.	ARCHITECTURE	Sec. 8.010-B of the UDO states that "The design standards are to apply to all districts within the City, with the exception of the AG Agricultural District, RDR Rural Density Residential District, RLL Residential Large Lot and R-1 Single Family Residential District or special uses that are specifically exempt in Division III of Article 6". The project site is zoned R-1 and is adjacent on its two nearest sides to zone AG and is therefore exempt from this requirement per the UDO.
Engineering Review: Sue Pyles					
	No.	Reference	Comment	Discipline	Response
	1	None	As shown, the scope of parking lot pavement work is very unclear. There is a note indicating pavement marking removal in one area only, yet proposed contours and a pavement section detail seem to indicate removal and replacement. Please clarify. 12/08/21: Comment left open.	CIVIL	Where new asphalt is indicated on the drawings, the pavement markings will not remain. 12/17/21: Pavement marking has been indicated as new or replacement where occurs. Scope of work is indicated with two different hatches. Full removal/replacement is indicated in light gray. Extents of this work are identified with coordinates at each corner. Grading will be slightly modified in this area. Mill and overlay of the remaining parking lot is indicated with the light gray "+" hatch. Grading will not be modified in this area.
	2	None	The pavement section shown does not meet City requirements. Please see UDO Section 8.620, Table 8-5, for specific information. 12/08/21: The revised pavement section does not meet City requirements. The required section shall be one of the following options: A) Asphalt and granular base course (MODOT Type 5) and geogrid (See public works approved products list) or B) Asphalt and granular base course (MODOT Type 5) and 6" chemically stabilized subgrade.	CIVIL	The pavement section has been revised. 12/17/21: We have indicated Option B in the drawings and the Opinion of Probable Cost.

	3	None	Please replace General Note 1A-1C with the following: “All construction shall follow the City of Lee’s Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.”	CIVIL	The note has been replaced.
	4	None	General: • Show location of all oil/gas wells, or indicate none are present, and cite the source. • Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map. • Please submit an Engineer's Estimate of Probable Construction Costs. • Include curb and gutter standard details. • Include an erosion and sediment control plan and standard details. 12/08/21: Revise the Engineer's Estimate: add either geogrid or chemical stabilization item, to match what is added to the plans; curb and gutter, if proposed; no pavement marking or parking sign item costs are included in the fee calculations. Those items may be removed.	CIVIL	An engineer's estimate has been included with the resubmission. 12/17/21: The engineer's estimate has been revised to include and exclude the subject items.
	5	None	If the existing curb and gutter is being reused, label as such. If it is being replaced, show the limits of removal and include the curb and gutter standard detail.	CIVIL	12/17/21: The existing curb and gutter is being reused. Notes have been added to indicate this.
	6	C002	The erosion and sediment control details included are outdated. Since only silt fence is being shown, please include the current APWA Silt Fence (ESC-03) standard detail. Revise the ESC-10 references to ESC-03 in Plan view and the Site Stabilization Note and remove KCMO references in the Site Stabilization Note on Sheet C002.	CIVIL	12/17/21: The ESC-03 detail has been added. The ESC-10 references have been changed to ESC-03 on Sheet C002. References to KCMO have been removed.
Planning Review: Victoria Nelson					
	No.	Reference	Comment	Discipline	Response
	1	None	Title. Please add Final Development Plan to the title.	GENERAL	Final Development Plan has been added to the title on the cover sheet of the documents.
	2	G001	Vicinity Map. Please show a north arrow on the vicinity map.	ARCHITECTURE	North arrows added.
	3	C001	#13 C001. There seems to be a typo in the sentence, you say HE.	CIVIL	Will correct.
	4	None	Legal Description. Please show the legal description for the area.	CIVIL	Will add.
	5	None	Land Area. Please show the land area in square footage and acreage.	CIVIL	Will add.
	6	None	Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.	CIVIL	Will add.
	7	None	Flood Plain. Please state whether or not the area is within a flood plain and be sure to reference FEMA.	CIVIL	It is not. Will add.
	8	None	Pavement. The 3” pavement detail for asphalt base course does not meet the UDO requirements. Please see Sec 8.620. Parking lot design, Table 8-5.	CIVIL	Will update to 5" base throughout.
	9	None	Pavement for fire lane. Please show the fire lane and have it meet today's UDO requirements found under Sec 8.620 and Table 8-5.	CIVIL	Will update to 5" base throughout.

	10	None	Parking. Please show the proposed and required number of parking spaces. 12/17/21: It appears you are short on the parking count numbers. You say you will have 62 parking spaces, but the UDO says you must have 10 parking spaces per classroom and you are proposing 7 classrooms. Please refer to Sec 8.530 Vehicle Parking. Will students/staff be able to use the single aisle parking strip on the far west side?	CIVIL	This information has been added to Sheet C001. 12/17/21: Yes, the (9) parking spaces on the far west side are not designated for a specific constituency and may be used by students and staff when needed. It is also helpful to look at MCC Longview as a whole campus, with additional parking within walking distance of this building. There are a total of 77 classrooms distributed throughout the campus buildings. Using the 1:10 ratio, this number of classrooms requires 770 parking spaces. The various lots on campus contain a total of 1,526 parking spaces, more than double the number required by the UDO.
	11	None	ADA. Please show ADA parking spaces, signage, and label. 12/17/21: Please show ADA parking sign with the mounting height above grade, which is a minimum of 5' (60").	CIVIL	This information has been added to Sheet C001. 12/17/21: ADA Spaces have been shown on Sheet C001. A detail has been added for the sign required at each ADA stall.
	12	C001	Labels. Labels on the south side of the building are overlapping.	CIVIL	Will correct.
	13	None	Photometric Plans. Please submit a photometric plan.	ELECTRICAL	Sheet E202 (Lighting Photometric) has been added to the set.
	14	None	Lighting specs. Please show the manufactured specs for any type of wall mounted lighting you are proposing.	ELECTRICAL	The subject manufacturers' listings are indicated on Sheet E501.
	15	None	FAR. Please show the Floor Area Ratio.	ARCHITECTURE	The requested information has been added to Sheet G101.
	16	None	Classrooms. Please show the total number of classrooms. Then please list them out as existing total and proposed total.	ARCHITECTURE	These quantities have been added to Sheet G101.
	17	C001	Center Parking Aisle. On the south end of the long center parking aisle on page C001, you have two parallel lines but there is no center line connecting the two, so I am not sure what these lines represent.	CIVIL	12/17/21: This was a graphic error and has been cleaned up.