

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, March 08, 2024

To:

Property Owner: JR COLLEGE DISTRICT OF
METROPOLITAN KCMO

Email:

Architect: Joe Breidenbach

Email: jbreidenbach@dlrgroup.com

Applicant: DLR GROUP

Email:

Engineer/Surveyor: Taliaferro & Browne

Email: rgregor@tb-engr.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024038

Application Type: Commercial Final Development Plan

Application Name: MCC Automotive Institute - Building Addition

Location: 500 SW LONGVIEW RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost,

as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Plan Size – The plan size shall be a maximum of 24 inches by 36 inches with one-inch border. As presented the plan set is 42"x30".
2. Mechanical Screening – Will there be ground mounted mechanical equipment? If so, please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.
3. Equipment Spec Sheets – Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
4. Screening Materials – Will there be roof top mounted mechanical equipment? If so, please show the location, size and materials to be used in all screening of rooftop mechanical equipment.
5. Roof Line – On the elevation sheets, please show a dashed line indicating the roof line and rooftop mechanical equipment.
6. Landscape Plan – It appears that you are removing 18 trees but are proposing to only replace 3. Please replace trees in the same quantity as those that you remove.
7. Land Use Schedule – On the site plat sheet, please provide a land use schedule shall include the following: Total floor area, Impervious coverage, Floor Area Ratio (FAR)
8. Trash enclosures – Will there be any new trash enclosures? If so, please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers.
9. Signs - All signs must comply with the sign requirements as outlined in the sign section of the UDO. Sign review will be completed under a separate application.
10. Building Elevations – Metal may be used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council. As proposed, the metal wall panels and corrugate aluminum panels will require approval from the Planning Commission and City Council through the Preliminary Development Plan process. Staff would be supportive of the use of this conditional material but lacks the authority to administratively approve its use.
11. Oil & Gas Wells – Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating so and cite your source of information.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It appears the incorrect methodology was utilized for the stormwater study. The City of Lee's Summit does not use the pre-versus-post criteria. The City of Lee's Summit has adopted the Comprehensive Control Strategy, which

includes detention for the 2, 10, and 100 year events, along with 40 hour extended detention for the 90% mean annual event. The Comprehensive Control Strategy is based on a flat rate of discharge per acre. Please revise the stormwater report as appropriate.

2. The stormwater study included a preliminary sizing chart which is not applicable to final design. This chart is not intended for final design of storage. Please revise as appropriate.

3. No exhibits were presented within the report showing points of interest for each sub-watershed contained on the site. These exhibits should consist of an existing condition exhibit showing point(s) of interest, and a proposed condition showing point(s) of interest. Please provide these exhibits within the stormwater study.

4. Where are the routing calculations for the detention basin? Without the routing calculations, any design is going to be suspect. Please provide routing calculations for the detention basin.

5. Where are the pond setup tables that specify the outlet structure conditions? Without this information, how were the routing calculations performed? The City of Lee's Summit does not allow preliminary design charts for sizing basins during the final design process. Please review KCAPWA Section 5600 and revise the study as appropriate.

6. During the pre-application meeting for this project, it was recommended the applicant looked-into the possibility of upgrading the above-ground detention basin to the east. Why was this option not pursued? Underground detention is costly, and prone to long-term maintenance issues and is generally not recommended by the City of Lee's Summit. Please evaluate whether the existing detention basin to the east can be utilized on this project.

7. No further review beyond this cursory review of the stormwater study was conducted due to the incomplete nature of the study.

8. Sheet C2.12: A legend is presented, but there is a symbol just to the east and west of the building, and immediately north of the parking lot that is undefined. What does this symbol represent? Please clarify in the legend.

9. Standard drafting practice is to show existing features "greyed-out", and proposed features in bold. Why are trees shown in bold within the building footprint and walking areas? This is shown on several sheets within the plans. In addition, it appears the existing building is shown with bold lineweight on many of the sheets within the plans, also leading to confusion as to what is existing versus what is proposed. Please revise as appropriate.

10. Are there any plans to upgrade the existing parking lot? It appears the existing parking lot has maintenance issues. It also appears from the grading plan that some extension of the parking lot is taking place. If so, please show typical section views of the pavement in accordance with the Unified Development Ordinance (UDO) in terms of thickness of pavement, and subgrade design. Please contact me if there are any questions as to the design of the pavement.

11. Grading plan shows the parking lot will not drain to the south of the new building. Please evaluate and revise as appropriate.

12. No water mains on the site are owned and maintained by the City of Lee's Summit. Therefore, it is the responsibility of the engineer to ensure sizing is correct for fire flows, and locations are correct to eliminate conflicts. Please evaluate and revise if necessary.

13. If using asphaltic concrete for any pavement, KCMMB mix shall be used. Please revise as appropriate.

14. Water meter sizes are not called-out. All water meter sizes shall be called-out.

15. A 6x6x6 tee is called-out for a 2 inch copper line on Sheet 4.41. Please specify a corporation stop (i.e., a live tap) to the line rather than a tee. Please revise.
16. A 6x6x6 tee is also called-out on the same sheet as above for a 4 inch DIP line. Although a tee is required, please revise the sizing and/or add a reducer. Please revise as appropriate.
17. A 3 inch line is also called-out for domestic service line, which is not allowed in the City of Lee's Summit. Please specify a different size for this line, such as a 4 inch DIP or PVC line.
18. Why are valve symbols called-out on the domestic service connections? No valves are desired for these connections, please remove.
19. Please see comments above related to the stormwater study. Whichever method is utilized for stormwater detention, a complete set of plans shall be presented which shows all aspects of the detention basin design or detention basin modifications.
20. Due to the incomplete nature of the submittal, future reviews shall require two (2) week turnaround.
21. An itemized and sealed Engineer's Estimate of Probable Construction Costs for the sitework shall be required prior to formal approval of the plans.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

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.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Will the proposed pavement of the fire access lanes on the north and south side support 75,000-pounds?

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC and the hydrant within 100 feet.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), 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 (4115 mm).

The lane from the north side of the building to the access road shall meet fire lane requirements.

5. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

The gate shall have a Knox padlock, or switch if powered. A KNox box shall be provided above the FDC.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanout near where waste leave building per 2018 IPC 708.1.3.
2. Provide letter or similar verification from Water Department stating that they will allow the relocation of the 2 water meters. (some meters are aged past ability to reuse)
3. Water piping from main to meter(s) and another 10' toward building are required to be copper.
4. Unified Development Ordinance Article 8, Section 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.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (required at south side of mech units)