



**DLR Group inc.**

a Kansas corporation

7290 West 133rd Street  
Overland Park, KS 66213

03/22/2024

City Of Lee's Summit

220 SE Green Street, Lee' Summit, MO 64063

**City Contact:** Scott Ready, [Scott.Ready@cityofls.net](mailto:Scott.Ready@cityofls.net), 816 969 1225

**Re:** MCC Automotive Institute Building Addition and Renovation

500 SW Longview Road, Lee's Summit, Mo 64081

DLR Group Project No.: 13-23128-00

**Application Number: PL2024038**

**Application Type: Commercial Final Development Plan**

Dear Scott,

Thank you for all the review comments we received from our FDP submittal. Please note as part of the FDP comments, we need to submit our project for Preliminary Development Plan. This submittal is an attempt to fulfill the requirement of PDP. As part of this submittal, we have attempted to respond to the comments already received from the FDP process. We are not responding to the comments from Building Codes as the PDP submittal is not reviewed by them. Please see the Design team responses in **RED**.

Sincerely,

Ishita Banerjee

Project Manager | Senior Associate

[ibanerjee@dlrgroup.com](mailto:ibanerjee@dlrgroup.com)

**DLR Group**

o: [913-897-7811](tel:913-897-7811) | m: [913-314-8855](tel:913-314-8855)

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".- *Addressed – all sheets are 24x36 inches.*
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. – *No Screening is required as the units are being hidden between the new addition and the existing building. See Sheet A1-01*
3. Equipment Spec Sheets – Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.- *Equipment Cut Sheets are attached.*
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. – *No roof top equipment is part of the new construction, only exhaust fans with shrouds are on the new roof – see attached equipment cutsheets.*
5. Roof Line – On the elevation sheets, please show a dashed line indicating the roof line and rooftop mechanical equipment. – *New roof is sloping, low roof line is indicated as a dashed line on the elevation sheet A4-01. There is no equipment on the roof other than the exhaust fans.*
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. *See attached Landscape sheets for additional trees.*
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) – *The lot in this case is 108.9 acres (4.7 million square feet. There are multiple existing buildings on campus and the current project is an addition to an existing building. The FAR for the site cannot be defined as such. Total Floor area for the project is indicated on the plan sheet A1-01.*
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. – *Existing trash enclosure to remain, no new trash enclosure is part of the project. Existing trash enclosure is shielded from the public with Natural vegetation already on site. Everything is screened internal to the campus and NOT visible from the public ROW.*
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. – *No Monument sign is part of this project, only signage is lettering and logo on the building. See attached rendered Exterior Imagery. Signage will be submitted under a separate permit.*
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. – *submitting for PDP.*
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. – *No, per online Missouri DNR GIS Database map.*

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. *The stormwater study has been revised.*
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. *The chart is preliminary and will be removed for the final storage design.*
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. *Exhibits will be provided with the final development plan drainage 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. *Routing calculations will be provided with final development plan drainage study.*
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. *Outlet structure conditions based on routing will be provided with final development plan drainage study.*
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. *Upgrading of the existing pond was not pursued due to the unknowns in the original design of the pond. The design team was unable to obtain the original design study for the design of the pond from the owners.*
7. No further review beyond this cursory review of the stormwater study was conducted due to the incomplete nature of the study. *Noted.*
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. *Pavement hatches have been updated.*
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. *The survey line weights have been corrected to be faded back. Portions of the existing building within the interior have been removed for clarity. The remainder of the existing building is now faded back.*
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. *Upgrades to the existing parking lot are outside the scope of work of this project.*

11. Grading plan shows the parking lot will not drain to the south of the new building. Please evaluate and revise as appropriate. *Disagree. The small parking area and hammerhead drain to the southeast to the eastern leg of the hammerhead. The curb at the east end of the hammerhead is a flat (zero height) curb. The elevation of that curb is called out as "985.38 TC=P" (Top of Curb Elevation = Pavement Elevation)*
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. *The sizing for the relocated main and all service connections have been sized by the plumbing engineer and are appropriate for the proposed usage.*
13. If using asphaltic concrete for any pavement, KCMMB mix shall be used. Please revise as appropriate. *Per the paving plan, all new sidewalks and drives are to be constructed of Portland cement concrete.*
14. Water meter sizes are not called-out. All water meter sizes shall be called-out. *Water meter sizes are called out on Sheet C4.41.*
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. *The 2-inch copper line connects to a new (relocated) 6-inch main. A corporation stop would have been utilized if this was an existing main. The use of the 6"x"x6" tee, along with a 6" mechanical joint plug tapped for a 2" copper line with dielectric fittings is a common method that is utilized in these situations and is the preferred method in other jurisdictions such as KCMO.*
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. *A 6"x4" reducer was already called out in Detail 1, Sheet C4.41.*
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. *The line has been changed to a 4-inch line.*
18. Why are valve symbols called-out on the domestic service connections? No valves are desired for these connections, please remove. *Valves are shown to allow for isolating sections of the system in case of damage.*
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. *Noted.*
20. Due to the incomplete nature of the submittal, future reviews shall require two (2) week turnaround. *Noted.*
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. *An estimate will be provided before formal approval of the plans.*

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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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.

*The project is following 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?

*The proposed pavement consists of 8-inches of concrete over 6-inches of aggregate which is adequate to support a 75,000 pound vehicle.*

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.

*The FDC is located on the west side of the existing building. A new hydrant has been added that is within 100 feet of the FDC.*

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.

*The lane on the north side of the building has been widened to 20-feet.*

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.

*A Knox Padlock is added at the sliding gate, see Landscape sheet L1.01. A Knox box will be provided at the existing 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. *Cleanouts have been added to both sanitary service lines as they exit the building and are shown on Sheet C4.31.*

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) *The water mains on site are private and not owned by Lee's Summit. See Engineering Review Comment #12. The meters are private meters that are used by MCC to measure on campus usage.*

3. Water piping from main to meter(s) and another 10' toward building are required to be copper. *The 2-inch water service line is copper along its entire length.*

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)

*Mechanical equipment is ground mounted and is shielded on all sides as they are sitting in between the new addition and existing building. Please see note on A1-01.*

End of document .



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ELEVATE *the*  
HUMAN EXPERIENCE  
THROUGH DESIGN