



**DLR Group inc.**

a Kansas corporation

7290 West 133rd Street  
Overland Park, KS 66213

04/09/2024

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 PDP submittal on 04/08. Please note as part of the FDP comments, we needed to submit our project for Preliminary Development Plan. This submittal is an attempt to fulfill the additional requirements of PDP.

Drawing sheets C2.10, C2.12, C3.10, C4.10, C4.21 and C4.22 are updated to respond to engineering comments. Storm Drainage report is also updated in response to the comments.

Please see the Design team responses in **RED**.

Sincerely,

Ishita Banerjee

Project Manager | Senior Associate

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

**DLR Group**

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**Planning Review**

Shannon McGuire  
(816) 969-1237

Senior Planner  
Shannon.McGuire@cityofls.net

Corrections

1. All vehicle parking lot areas and access drives in all zoning districts shall have a boundary constructed of straight-back Portland cement concrete curbing (CG-1) or an integral Portland cement concrete sidewalk and curb with a vertical face. This standard is required for the driveway leading to the building service doors. Should you wish to seek relief from this standard you would need to request a modification by submitting a written narrative statement that explains the need for and justification of the modification of the applicable development regulation. Staff would support modifying the required CG-1 curbing type to allow for a CG-2 roll back type curbing for these areas as heavy traffic is not expected at these locations.

**Noted.** The curb has been revised. See sheets C2.10 and C2.12.

**Engineering Review**

Gene Williams, P.E.  
(816) 969-1223

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

1. The revised stormwater report dated Mar. 22, 2024 was reviewed as a preliminary stormwater report after the application was changed from a Final Development Plan to a Preliminary Development Plan. The methodology, however, does not meet the City of Lee's Summit standards for Comprehensive Control as specified in Section 5600 of the KCAPWA. The Comprehensive Control Strategy limits the release rate for the 2, 10, and 100 year event using the "flat rate" methodology, along with extended detention for the 90 percent mean annual event. It does not appear the preliminary report meets these requirements. The conclusions section of the report states that the pre developed condition will be compared to the post-developed condition, and there will be no net change. This does not meet our requirements. In addition, there is no discussion of the water quality (i.e., 40 hour extended detention or other options in lieu of 40 hour extended detention) aspects of the design. It is for these reasons we cannot approve the preliminary stormwater report dated Mar. 22, 2024..

The study has been revised to include adequate verbiage to detail that the study is for preliminary design only. The conclusion of the report as well as the body of the report have been revised to confirm that the final study will utilize the comprehensive control strategy specified in APWA 5600 limiting the release rates for the 2, 10, and 100 year event using flat rates, as well as extended detention for the 90 percent meant annual average.

2. Suggest the applicant review Section 5600 of the KCAPWA standards for Comprehensive Control of stormwater. It appears there are misunderstandings on how the allowable release rate is calculated (e.g., it is based on acreage of developed area, not the pre-existing condition).

Please see the response to comment 1. The allowable release rate used in the study is preliminary and will be revised based on the acreage of developed area in the final development plan submittal.

3. In the revised stormwater report, the City will require a statement that the final design shall meet or exceed the Comprehensive Control Strategy, including water quality aspects. This statement shall be incorporated into the text of the report, including the "conclusions" section of the report.

This statement has been added.

4. It has been our experience that a closed-chamber design for underground detention will not be feasible for extended 40 hour detention for water quality. Open-bottom detention basins, however, have proved suitable in this regard, by providing a path for infiltration of stormwater for the 90 percent mean annual event. If this is the case, the stormwater report shall discuss within the text of the report rather than leaving this critical item up to the contractor to select. As presented, the stormwater report allows the contractor to select between a closed-chamber design and an open-

bottom design. Please clarify which is being specified.

Verbiage pertaining to contractor selection has been removed. The design now utilizes open bottom chambers to provide a path for infiltration for water quality. An above ground system is being evaluated.

5. The underground detention basin is shown discharging overland with no defined receiving swale. A receiving swale shall be established, or other path shall be selected. It appears there is an existing swale to the northeast of the proposed discharge point, and this might be utilized for the discharge point. In any case, a swale shall be established rather than allowing the channel to develop on its own. Please revise as appropriate.

A swale has been included at the discharge point. See Sheet C4.10.

6. Storm line 1 appears to be bypassing the detention basin. Why was this done? It does not appear the stormwater report addressed free release of storm line 1. Finally, storm line 1 appears to be laid above ground based on the profile. Laying pipe above-ground is not allowed. Please evaluate and revise as appropriate.

Storm Line 1 carries flows from the existing building and reroutes it around the building addition. Currently, flow from the existing building is directed to the existing detention basin on-site. This line maintains that path. The study has been revised to state such.

7. Overall Grading Plan: The overall grading plan was missing the proposed grading at the discharge locations for storm line 1 and the discharge point for the underground detention basin. Please show the proposed grading after these discharge points.

Grades over Storm line 1 have been revised. See Sheet C3.10.

8. Informational Comment: Since this is a Preliminary Development Plan rather than a Final Development Plan, final design details on water lines, sanitary sewer, stormwater, pavement, ADA-accessible parking stalls, etc., shall be further reviewed during the Final Development Plan phase of the project.

Noted

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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No Comments.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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No Comments.