

DEVELOPMENT SERVICES

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

Date: Thursday, June 20, 2024

To:

Property Owner: JR COLLEGE DISTRICT OF
METROPOLITAN KCMO

Email:

Architect: DLR GROUP

Email:

Engineer/Surveyor: Taliaferro & Browne

Email: rgregor@tb-engr.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024131

Application Type: Commercial Final Development Plan

Application Name: MCC-Longview Automotive Institute

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 multi-page 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	Claire Byers (816) 969-1242	Claire.Byers@cityofls.net	Corrections
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1. Please confirm if you will be adding any dumpster enclosures or not. If so, they will need to be shown on the plans.
2. All signs must be reviewed and permitted separately.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Water Utilities is checking to see whether a water meter(s) exists near the intersection of 3rd St. and View High Dr. If so, there would not be any need for additional water meters for this project. All of the water lines within the boundary of the Longview College property are private, and if you desire to sub-meter, it would be a private sub-meter(s). Please wait until you hear back from me.

2. Stormwater report appeared to be missing the existing condition drainage area with a point of interest(s), and the post-construction drainage area map with point of interest(s). Please provide both of these, and ensure there are appropriate points of interest on both.

3. Does the detention system meet the Comprehensive Control Strategy discussed in Section 5600 of the KCAPWA? If so, please state this fact in the Conclusions section.

4. Detention basin sheet should be provided on one (1) single sheet to facilitate project closeout. An as-built of the basin and outlet structure shall be required prior to any occupancy permit, and this will enable a quick check prior to issuing the occupancy permit. Items to include on this sheet include the following: 1. Top of dam elevation, 2. Emergency spillway elevation, 3. All weir and orifice elevations that are part of the outlet structure, 4. 100 year nominal (i.e., design) storage volume, 5. Bottom of basin elevation, 6. Bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives), 7. 100 year nominal (i.e., design) water surface elevation (WSE), 8. 100 year clogged/zero available storage WSE, 9. Graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot setback, 10. Typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11. Location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other vulnerable features.

5. A bold note shall be placed on the detention basin sheet stating "DETENTION BASIN TO BE CONSTRUCTED ALONG WITH EROSION AND SEDIMENT CONTROL DEVICES AND PRIOR TO BUILDING AND PARKING LOT. AN AS-BUILT DRAWING SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY", or equivalent language.

6. Emergency spillway appeared to be missing from the detention basin plans. Please provide an emergency spillway in accordance with the Design and Construction Manual, and ensure all freeboard requirements are met.
7. The 100 year water surface elevation for the nominal event shall be shown graphically on the detention basin plans, and the 100 year 100% clogged/zero available storage condition shall also be shown. A minimum of 0.5 feet from the nominal event to the crest of the emergency spillway shall be maintained. A minimum of 1.0 feet from the clogged condition and the top of dam shall also be maintained. Please evaluate and revise as appropriate.
8. Profile view of the outlet storm line from the detention basin appeared to be missing. Please provide the profile view of the missing storm line from the detention basin. Ensure this line is able to manage up to the 100 year event without utilizing the emergency spillway. The emergency spillway shall only be utilized in case of clogging of outlet structure, or exceedance of the 100 year event. Please evaluate and revise as appropriate.
9. Scale on Sheet C4.21 does not appear valid. Please check and revise as appropriate.
10. Plans are vague in terms of paving. Please provide a clear and concise plan for the pavement, including notes such as "do not disturb" on the existing asphalt pavement, etc. It is my understanding that all new pavement on this project will be portland cement concrete, and if not, please clarify what and where the pavement is being proposed.
- 11.

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

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 2018International Fire Code.
2. IFC 503.3 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING. "Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material

with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action needed- Post the curb along the west parking lot and the curb near the hydrant in the southeast parking lot, and lane to the north part of the building.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide flow calculations to justify use of 4" water meter.

Some considerations:

- 4" Meter is approximately \$130,000.00
- 4" meter requires design and installation of custom pit.
- 4" meter triggers sanitary fee of \$55,375.00
- We recommend multiple 2" meters to satisfy flow where required as we provide the pit and total fees are closer to \$40,000