



DLR Group inc.

a Kansas corporation

7290 West 133rd Street
Overland Park, KS 66213

06/28/2024

City Of Lee's Summit

220 SE Green Street, Lee' Summit, MO 64063

City Contact: Scott Ready, 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: PL2024131

Application Type: Commercial Final Development Plan

Dear Scott,

Thank you for all the support throughout the FDP process. Attached are our documents for FDP comments as received on 06/20/2024. Please note we have been addressing all the comments from Codes and Planning through various submissions. All our changes were clouded as ASI 01 & ASI 02 and are included in the submittal. The FDP comments that are being addressed here are clouded as such and dated for today.

If there are no changes in the sheets, then they are not clouded.

Please let us know if there are any questions.

Sincerely,

Ishita Banerjee

Project Manager | Senior Associate

ibanerjee@dlrgroup.com

DLR Group

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

Review Status:**Required Corrections:**

Planning Review **Claire Byers**
(816) 969-1242 Claire.Byers@cityofls.net

Corrections

1. Please confirm if you will be adding any dumpster enclosures or not. If so, they will need to be shown on the plans.
No dumpsters are planned for the project, MCC plans to use their existing dumpster.
2. All signs must be reviewed and permitted separately.
There are no monument sign in the project. Only signage is lettering on the building that are per campus standards. Please refer to architectural sheets A4-1 and A4-2. Signs will be submitted separately for review.

Engineering Review **Gene Williams, P.E.** **Senior Staff Engineer**
(816) 969-1223 Gene.Williams@cityofls.net

Corrections

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.
Water meters for the campus exist near 3rd and View High. The water lines on campus are private. The new water meters have been removed from the plans as the campus does not submeter.
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.
Existing and proposed Drainage area maps have been added to the report.
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.
The detention system does meet the Comprehensive Control Strategy in KCAPWA 5600. A sentence has been added in the conclusions of the study.
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 other vulnerable features.

All items detailed in this comment have been added to the plans.

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.

Note has been added to plans.

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.

Emergency Spillway is shown in detention basin plan and 1' min of freeboard.

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.

100yr Water surface elevation and 100% clogged storage condition are shown in the profile of the detention basin plan. There is a min of .5 feet from the nominal event to the crest of the spillway and 1 foot from the clogged condition to the top of dam.

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.

Profile view of the detention outlet pipe has been added to the plans. It has been verified to carry the 100 yr event without using the spillway.

9. Scale on Sheet C4.21 does not appear valid. Please check and revise as appropriate.

Scale has been verified.

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.

Removals are shown on Sheet C1.10 and proposed paving (locations and pavement sections are shown on C2.12.

Traffic Review Erin Ralovo No Comments

Erin.Ralovo@cityofls.net

Fire Review Jim Eden Assistant Chief Approved with Conditions

(816) 969-1303 Jim.Eden@cityofls.net

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.

Applicable codes are listed on the Code sheets for the project, is uploaded for reference.

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.

Pavement markings and signage for fire lanes have been added to sheet C2.12.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
------------------------------	-------------------	-----------------------	--------------------

(816) 969-1241 Joe.Frogge@cityofls.net

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

Meters have been removed due to the water lines on site being private.

END OF DOCUMENT