

DEVELOPMENT SERVICES

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

Date: Monday, July 08, 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	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Profile view of storm line 1 (i.e., the discharge line for the detention basin) is shown with insufficient cover toward the last 50 feet of the run just prior to the flared end section. However, when compared to the plan view, it appears from the plan view that the storm line terminates prior to what is shown on the profile view. Please evaluate and reconcile the discrepancy either on the plan view, the profile view, or both.

2. The hydraulic grade line for the 100 year event was missing on storm line 1 (i.e., the discharge line from the detention basin). The 100 year hydraulic grade line shall be at or below the crown of the pipe, as this line shall be designed to manage the 100 year flow from the detention basin.

3. Sheet C4.22: The detention basin sheet was missing the following items: 1) top of dam, 2) crest of emergency spillway, 3) 100 year water surface elevation for design (i.e., nominal) condition, 4) 100 year water surface elevation for the 100 percent clogged/zero available storage condition both in numerical and graphical format, 5) cross-section of dam, outlet structure, emergency spillway, and top of dam with the above information, and 6) 100 year storage (nominal condition). Please provide this information on the sheet so that a quick review of the as-built detention basin sheet can be performed to facilitate a permit for occupancy.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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