

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, March 19, 2019

**To:**

**Property Owner:** MID-CONTINENT PUBLIC  
LIBRARY

Email:  
Fax #: <NO FAX NUMBER>

**Applicant:** MID-CONTINENT PUBLIC LIBRARY

Email: QFUNG@MYMCPL.ORG  
Fax #: <NO FAX NUMBER>

**Engineer:** OLSSON ASSOCIATES (BRIAN LADD)

Email: BLADD@OLSSONASSOCIATES.COM  
Fax #: (913) 381-1174

**Architect:** SAPP DESIGN ARCHITECTS

Email: STUFFLEBEAM@SDAARCHITECTS.COM  
Fax #: <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2019043

**Application Type:** Commercial Final Development Plan

**Application Name:** MID-CONTINENT PUBLIC LIBRARY

**Location:** 2240 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**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 multipage 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:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

## **Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Concrete-lined low flow channels are not allowed in the City of Lee's Summit. These low flow channels are shown throughout the bottom of the detention basin.
2. Sheet C1.3: The proposed ADA-accessible ramps are called-out, without any corresponding detail sheet. We do not allow field design of these features in the City of Lee's Summit. The standard drawings shown in the back of the plan set should be removed (these are intended for retrofits), and a site-specific design provided. All items listed in Section 5304.8 of the Design and Construction Manual must be included, including the requirement that three (3) cross-sections be provided along the ADA-accessible ramp, elevation call-outs, slope call-outs to the nearest tenth of a percent, dimensions, etc. Please be aware the City has adopted standards that exceed the PROWAG standard. Cross-slope is limited to 1.5%, and running slope of the ramp is limited to 7.5%.
3. Sheet C5.0: Specific slope call-outs are needed in the detention basin bottom. As shown, it appears there is less than 2.0% slope in certain portions of the detention basin. All portions of the basin must be at or greater than 2.0% slope. As previously discussed, concrete-lined low flow channels are not allowed in the City of Lee's Summit.
4. Sheet C5.4: Detail B shows what appears to be an ADA-accessible ramp detail. It is illegible, and appears to be missing the items listed in Section 5304.8 of the Design and Construction Manual.
5. Sheet C5.4: Detail C is provided with no corresponding reference as to where it is located. Please clean-up this sheet so it is clear what is being proposed, and where.
6. Sheet C5.5: Please see previous comments about clean-up. Detail f and Detail D are provided, with no frame of reference.
7. Sheet C6.0: A separate domestic water line tap is required. In addition, copper line is required from the main to the meter, as well as additional copper line from the meter and beyond. Please see the City standard detail you have provided elsewhere in the plan set for a detailed explanation of what is required for the domestic water service.
8. Sheet C6.0: A cut-in tee is required for the fire line. In addition, ensure the fire line and the domestic water is shown connecting to the 12 inch line, NOT the 20 inch transmission main. No taps or tees are allowed to connect to the 20 inch transmission main.
9. Sheet C5.0: A backflow vault is shown, with no provision for drainage. There are several options, but one option should be selected. Either daylighting, connection to a storm structure, or construction of an infiltration trench

beneath the sump is sufficient. Typically, we have seen the installation of a 2 foot by 5 foot deep, fabric-lined and clean rock-filled infiltration trench as sufficient for drainage of the vault. Provide notes on the plan view, as well as notes on the standard detail showing how this will be drained.

10. Sheet C10.0: The typical section views of the asphaltic concrete pavement do not meet the Unified Development Ordinance (UDO) in terms of required thickness, base, or subgrade. Please be aware that any deviation from the UDO concerning alternate pavement design will require actual field sampling, and must not be based on assumed soil values.

11. Sheet C10.2: Please remove all references to standard details for ADA-accessible ramps. These are intended for retrofit projects, and not new projects. A site-specific design is required for each ADA-accessible ramp, and include the bullet point items included in Section 5304.8 of the Design and Construction Manual.

12. Sheet C10.2: Please add notes on the backflow vault showing how the sump will be drained.

13. Sheet C10.2: A typical section view of the curb and gutter, in relation to the pavement section, is required. It must show the aggregate base and geogrid/chemically-stabilized subgrade extending a minimum of 1 foot laterally from the back of curb. This helps prevent curb and gutter "rotation".

14. Sheet C10.3: Please remove all references to standard drawings showing ADA-accessible ramps. These are intended for retrofit projects, not new projects. A site-specific plan is required with the minimum information required under Section 5304.8 of the Design and Construction Manual.

15. Sheet C10.4: Please call-out the location of the trench check on the plan view for the sanitary sewer connection.

16. Utility Sheet: A cleanout is shown at the sanitary sewer connection point. Was this intended to be a call-out for a new wye connection? Please reference the City standard drawing on the plan view, to ensure the proper procedure is followed on this connection. Tracer wire is also required in accordance with the standard drawing.

17. Sheet C10.6: The number of orifices for the perforated riser does not appear to match what is shown in the stormwater report. Please check.

18. Sheet C10.6: The weir elevation does not appear to match what is shown in the stormwater report.

19. Sheet C10.6: The elevation of the first 1 inch orifice does not appear to match what is shown in the stormwater report.

20. MoDOT approval is required for all work within their right of way (i.e., Blue Pkwy.).

21. The new commercial entrance on Battery Dr. must be shown as an 8 inch thick KCMMB concrete mix, from the right of way line, to the sawcut. A clean joint must be provided at the interface.

22. The outlet structure is shown with a 18 inch pipe, discharging into an 18 inch pipe. Were calculations provided showing the receiving storm sewer is capable of managing these flows?

23. The "Final Stormwater Study" revised in Feb. 2019 contained the following discrepancies: 1) page 8 of the report describes a series of 6 - 1 inch holes for the perforated riser, but the plans show more than 6 holes, 2) page 8 and the appendix describes the weir being at 1008.75, but the plans show 1008.95, 3) page 9 shows the IE elevation of the WQv plate at 1007.0, but the plans show 1003.71, and the appendix shows 1006.5, 4) page 9 and the appendix shows the weir at 1008.75, but the plans show 1008.95, 5) the appendix shows 4 perforations rather than 6 as discussed in

the report, 6) the appendix shows what appears to be 7 perforations rather than the 6 described elsewhere in the body of the report, and also appears to contradict what is shown on the plans.

24. It is likely that a revised stormwater study is required based on these apparent inconsistencies.

25. A SWPPP is required prior to approval of the plans.

26. An Engineer's Estimate of Probable Construction Costs is required prior to approval of the plans. This itemized estimate should only include the sitework for the project.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments