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**DEVELOPMENT SERVICES**

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

**Date:** Friday, March 06, 2020

**To:**

<b>Property Owner:</b> MID CONTINENT PUBLIC LIBRARY	Email:
<b>Applicant:</b> JE DUNN CONSTRUCTION CO	Email:
<b>Engineer:</b> OLSSON ASSOCIATES	Email:
<b>Architect:</b> SAPP DESIGN ARCHITECTS	Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2020036  
**Application Type:** Commercial Final Development Plan  
**Application Name:** MID-CONTINENT PUBLIC LIBRARY - COLBERN RD  
**Location:** 1000 NE COLBERN RD, LEES SUMMIT, MO 64064

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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.

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### **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>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: The FDC is shown as a pedestal. It is recommended the FDC be building mounted.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Heavy duty asphalt shall extend along the front of the building and the east drive lane of the parking lot to the northeast hydrant (FP-4a) C6.0.

4. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox box shall be mounted below the sprinkler horn/strobe and above or proximal to the FDC.

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a vicinity map with north arrow indicating the location of the property within the City.

2. Sheet C3.0 does not scale out. It shows 1"=30' but scales at 1"=28". It may have just been printed wrong. Please check this and update as needed.

3. Please show the location, height, intensity and type of outside lighting fixtures.

4. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

5. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

6. Sheet C4.0 – labels for the parking stall and drive aisles do not line up with the drawing. Please check this and update the plans as needed.

7. Are any free standing signs being proposed? If so please show the location, size, and type of material of all proposed monument or freestanding signs.
8. Please show a dashed line indicating the roof line and rooftop mechanical equipment behind the proposed screening wall.
9. All plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements. Trees must be a minimum 3" cal. At the time of planting. Please update the landscape plan to reflect this requirement.
10. Please provide a completed Landscaping Worksheet.
11. Please label the total number of trees and shrubs being proposed on sheets L500 & L510.
12. Sheet C10.0 appears to show details for a trash enclosure but is not labeled as such. Please confirm of this is indeed the details for the proposed trash enclosure. If it the materials for the proposed gate will need to be called out.
13. Sheets 4.0 & C4.1 shows a cross hatching for heavy duty asphalt and concrete but is not identified in the key. Please check this and update the plans accordingly.
14. Please label the width of the landscaping islands.
15. Please label the width of the sidewalk that is in the landscaped parking lot island. Can this sidewalk be centered in the island?
16. All parking stall shall be 9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and the aisle. A 9' wide x 17' deep parking spaces is permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. The stalls in the northeast corner of the parking lot at labeled as 18' deep but the abutting sidewalk is only 5'. The sidewalk needs to be 6' minimum. The parking stall on the interior of the parking lot are short as well. Please update these to comply with the UDO requirements.
17. The legend on Sheet C3.0 calls out the curb and gutter as type "B" re: details and type "B-dry" re: details. The standard details on sheet C10.2 show numerous curb types. Please identify the curb detail to be used. CG-1 curbing is the only curb type allowed for the parking lot. Please update the plan sheets as needed to show this requirement. Additionally, please differentiate between curb types (CG-1 vs. CG-1 Dry) on sheets C4.0 & C4.1.
18. Please add the note that the ADA parking stall sign will be the R7-8 style to the detail sheet.
19. Prior to the issuance of building permits the property will be required to be platted.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
- Include a cover sheet with the following information:
  - o Project title.

- o Vicinity map.
- o Developer's name, address, phone number, and email address.
- o Utility contact information.
- Show and label the 100-year WSE throughout the plan set.
- Remove the existing driveway curb that is being demolished from the proposed views throughout the plan set.
- Remove the property line along the east edge of the building, as it will be removed in the platting process.
- Clearly show and label all easements throughout the plan set.

2. Sheet C1.0:

- Please revise all specification references to only the City of Lee's Summit. Any APWA specifications are a part of City specifications by reference.
- Please revise General Utility Note 14 to reference the correct city.

3. Sheet C2.0: Keynote 08 is used 3 times. Please revise.

4. Sheet C3.0:

- Please revise the pavement hatching in the Legend to visually match the Plan view.
- Keynote 13 indicates a 6" berm will keep drainage from the east off of the site by diverting it around the site. If this berm is intended to be within the property boundary, as it appears, then please account for this drainage area in the stormwater report and the drainage map. By diverting along a berm, sheet flow will be converted to concentrated flow. Provide calculations showing shear strength requirements for this concentrated flow will be met in order to keep erosion from occurring. Provide a detail of the required berm section.
- Lee's Summit refers to curb and gutter as CG-1 or CG-2. Please revise Type B to match the City's designation as shown in the standard detail.

5. Sheets C4.0-C4.1: No keynotes are used, so please remove the keynote legend.

6. Sheets C5.0-C5.1:

- Revise overlapping text for clarity, such as east of the entrance and west of the handicap parking.
- All proposed contours need to tie back to existing contours. Please review and revise as needed.
- A 2% minimum slope is required for the bottom of the detention basin. Please verify this requirement is being met.
- Include some type of reference to know where Grading Details A-E, as shown on the following 2 sheets, are located.

7. Sheets C5.2-C5.3:

- Detectable warnings are not required for ADA-accessible ramps at entrances. Please remove.
- Please check the scale for Grading Detail C. Revise if needed.
- Please review the criteria listed in Table LS-5, and section views specified in 5304.8 in Section 5304.8 of the Design and Construction Manual and include all required information. This includes slopes and lengths of each edge of all sections.
- A turning space is required where the private sidewalk connects to the public sidewalk.

8. Sheet C6.0:

- The backflow vault needs to be located outside the public right-of-way and easements. Platting will require a 10' utility easement be located along the Colbern Road frontage. Please locate the vault beyond the easement.

- The backflow vault is a part of the private fire line, so it does not get placed within an easement. Please remove the proposed utility easement shown around the vault location.
- Show and label the water meter. Is this the existing water meter and location, or proposed?
- Label the sanitary connection as a cut-out wye.
- Roof drains labeled ST-5 are not shown draining to the detention basin elsewhere in the plans and roof drains labeled ST-6 don't drain to the detention basin as labeled. Please revise.

9. Sheet C7.0:

- Show the existing pipe flowline information at Structure A1 in the Storm Line A Profile view. Is the proposed MH a "Doghouse" MH? If so, please label as such.
- Relocate overlapping text in the Storm Line A Profile view for clarity.
- A 0.5' drop between the proposed and existing pipe at Structure A1 is required. This information will be checked when the existing pipe flowline is provided.
- There appears to be an extra section of pipe, end section, and B1 label in the Plan view. Please remove on this sheet and all other sheets it appears.
- The APWA/MARC BMP Manual Section 8.10.5 requires that consideration be given to locating the basin outlet as far away from the basin inlet as possible to prevent water from short-circuiting the facility. The proposed locations are both located at the south end of the basin only 20' apart. It appears that it is feasible to locate the inlet and outlet a greater distance apart. Please revise or provide an explanation as to why it isn't possible.
- In the Structures Information Table description for Structure A3, please refer to the sheet containing the outflow structure design information.
- Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.
- Other plan sheets indicate that there is a pipe and end section upstream of Structure A3. Please revise accordingly.

10. Sheet C7.1:

- Remove the extra B3 label in the Plan view.
- Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.
- Show Structure B1 as an end section in the Profile view.
- Please "X" with the proposed size in the Structures Information Table description for Structure B1.
- It would appear that rip-rap or some other erosion prevention is required at Structure B1. Please provide calculations to show the design of the proposed area is adequate for the outlet flows and velocities expected.
- Profiles are required for all pipes greater than 6" diameter. If the proposed roof drains are 12" diameter, as shown elsewhere in the plans, please include pipe profiles.
- Include flowline information at any connections between roof drains and storm sewer.

11. Sheet C7.2:

- Label Structure B6 in the Plan view,
- Where invert elevations both in and out of a structure are provided in Profile view, make sure they correspond to the flow direction.

12. Sheet C8.0: The roof drains are shown draining to multiple outlets. Revise the drainage map to reflect this plan.

13. Sheet C8.1: Revise the calculations to reflect the revision to the drainage map required by the comment above.

14. Sheets C9.0-C9.2:

- Sheets C9.0 & C9.2 have the sheet titles reversed.
- Revise “XX Acres” to the actual disturbed area in the Legend.
- The Staging Chart includes BMP A7, but it is not shown on the plan. Please reconcile.
- Include site specific construction details for the sediment trap.
- Show and label the sediment trap emergency spillway location.

15. Sheets C10.0-C10.6:

- Only include standard details for items on this project. Remove the others.
- Verify that all items shown in the plan have a standard detail included. At a glance, there are no details included for curb inlets and grate inlets.

16. Sheet C10.0: The pavement sections don’t meet City requirements. Some exceed, which is fine, but didn’t want that to cause a problem during construction. Some don’t meet requirements, and need revised. Please refer to City requirements and revise as needed.

17. Sheet C10.6:

- The Control Structure elevations don’t match the Final Stormwater Management Study. Please
- Required freeboard has not been provided. Please revise.
- The 11” weir opening dimension shown on Section A-A overlaps with the centerline graphically. Please adjust for clarity.

18. Final Stormwater Management Study

- The report is missing extensive information. Please refer to the City’s Stormwater Report Requirements , available on the City’s website, for a list of information required. See also the report recently approved for the MCPL – East Lee’s Summit Library Final Development Plan as it contained the required information.
- The first two sections of the report indicate the existing library will remain. Please revise.
- The Outfall A section of the Proposed Conditions Analysis indicates all impervious areas drain to the detention basin. Part of the impervious area will drain undetained to Colbern Road. Please revise.
- The Conclusion and Recommendations section refer to “detention basins” in the plural. Please revise for clarity as there is only one detention basin proposed.
- A complete review of the study will be performed when complete design calculations have been submitted.

<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	Corrections

1. Irrigation design conflicts with MEP.

Action required: Resolve conflict.

