

DEVELOPMENT SERVICES

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

Date: Tuesday, April 07, 2020

To:

Property Owner: MID CONTINENT PUBLIC
LIBRARY

Email:

Applicant: JE DUNN CONSTRUCTION CO

Email: Bobby.Miller@jedunn.com

Engineer: OLSSON ASSOCIATES (BRIAN LADD)

Email: TPARSONS@OLSSON.COM

Architect: SAPP DESIGN ARCHITECTS

Email: STUFFLEBEAM@SDAARCHITECTS.COM

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

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

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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. A dashed line indicating the roof line and rooftop mechanical equipment behind the proposed screening wall needs to be show on the proposed elevations. Updated architectural sheets were not provided with the latest submittal. Please provide updated elevations showing this information.
2. Heavy duty asphalt is still not identified in the legend on sheets C4.0 & C4.1. Please update the legend to identify the proposed pavement type.
3. Thank you for labeling the width of the landscaping islands. As proposed the islands are too narrow for trees to be planted in them. Tree planting areas shall be no less than ten feet in width. Please update the plans to meet the minimum required planting width for trees.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The 100-year WSE must be a minimum 20' from any building or property line. It appears that the east side of the detention basin does not meet that requirement in all locations. Please revise.
2. Sheet C2.0: Keynote 10 seems to be referencing storm sewer not shown.
3. Provide a detail showing the dimensions and slopes for all 4 sides of the turning space east of the entrance.
4. Any deviation from the City's pavement requirements will require a modification be approved by the City Engineer. If you wish to pursue, let me know and I will send you a request form. Please note that justification for the request must be provided, which includes a comparison of the City's design and the proposed alternate design showing the strength of the alternate is equal to or greater than the standard section.
5. Comments on the engineer's estimate will be provided under separate cover later this week.
6. It is unclear what the proposed berm and swale system looks like along the west and north edges of the property. Please include additional detail.
7. Add reference information on Sheets C5.0 & C5.1 in order to locate Grading Details A-E on Sheets C5.2 & C5.3.
8. In the Existing Conditions Analysis section of the Final Stormwater Management Study, the existing drainage from the west is said to drain northwest to Outfall B. Please revise the direction to northeast.

Fire Review	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.

3/31 Resubmittal- Sheet C6.0 now shows two locations for the pedestal FDC. Since the new location is next to the building, please place it on the building

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@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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