

DEVELOPMENT SERVICES

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

Date: Wednesday, April 15, 2020

To:

Property Owner: MID CONTINENT PUBLIC
LIBRARY

Email:

Applicant: JE DUNN CONSTRUCTION CO

Email:

Engineer: OLSSON ASSOCIATES

Email:

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. Sheet C4.0 & 4.1 shows CG-1 type curbing at the head of the ADA parking stalls. Is this the correct curb type being proposed?

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. As previously stated, the 100-year WSE must be a minimum of 20' from any building or property line. The revised location meets that requirement from the property line, but does not appear to be 20' from the building. Please revise.

2. Parking lot pavement sections are specified in UDO Section 8.620, not Design and Construction Manual Section 5200. The proposed sections exceed City requirements. They are acceptable, but not required. If the intent would be to revise to City requirements during construction, please note that a submittal will be required for review and approval. In that case, it would be better to make the revision now rather than later.

3. Sheet C7.1: Revise "X" to the correct size in the B1 label in the Structure Table.

4. Estimate – Add the following items

- Scour Stop
- Junction Box 4' x 4'
- Grate Inlet 4' x 4'
- Connection to Existing Storm Sewer

Estimate – Check and revise the following items if needed:

- 6" (estimate) vs. 8" (plans) size of roof drain HDPE
- Sizes and quantities of End Sections, plans and estimate do not match
- 2" C901 quantity, plans and estimate do not match
- Backflow Preventer unit price, typical unit prices range from \$12,000 to \$18,000 each

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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
