

DEVELOPMENT SERVICES

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

Date: Thursday, May 20, 2021

To:

Property Owner: Consolidated Library Dist #3 Email:

Engineer: OLSSON ASSOCIATES Email:

Applicant: MID-CONTINENT PUBLIC LIBRARY Email:

Architect: SAPP DESIGN ARCHITECTS Email: STUFFLEBEAM@SDAARCHITECTS.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2021168

Application Type: Commercial Final Development Plan

Application Name: Mid Continent Public Library - Lee's Summit Branch on Oldham Pkwy.

Location: 150 NW OLDHAM PKWY, 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 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:

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 2012 International Fire Code.
2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The lane along the back of the building in front of the hydrant and FDC shall be marked.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a signed application and a completed/signed ownership affidavit form.
2. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. Please label the site plan to show compliance with this requirement. Additionally, the pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. The standard details on sheet C8.0 depicts a PCC Drive Pavement Section. Please clarify what PCC stands for.
3. Please provide a detail depicting the proposed height of the light pole.
4. On the elevation sheets please provide a dashed line indicating the roof line and rooftop mechanical equipment behind the screening walls.
5. All signs must comply with the sign requirements as outlined in the sign section of the UDO or as approved during the PDP process. Signs will be reviewed and permitted by separate application.
6. A minor plat will be required to be submitted and approved prior to the issuance of building permits.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please submit the following:

- Engineer's Estimate of Probable Construction Costs.
- SWPPP (SWPPP submitted is not for this location).

2. Sheet C1.0:

- Please revise the City's various contact information. Public Works is in City Hall, Building Inspections is in City Hall at 816-969-1200, and Water Utilities is 816-969-1900.
- Include an Index of Sheets.
- Show and label SW Oldham Pkwy in the Vicinity Map.

3. Sheet C.3.0: Many of the proposed contours don't tie back into existing contours. Please review and revise as needed.

4. Sheets C3.1 & C3.2: Many of the slopes and elevations overlap. Please relocate overlapping text for clarity. A review of the ADA-accessible ramp design will be done after the text has been relocated.

5. Sheet C.4.0:

- Utility Keynote FP-2 near the SE corner of the site doesn't appear to be pointing at anything. Please revise as needed.
- Utility Keynote FP-4 near the NW corner of the site doesn't appear to be pointing at anything. Please revise as needed.
- Utility Keynote RD=1 & RD-4 reference a boot. Is that included in the details? If not, please add.

6. Sheets C5.0-C5.2:

- Please review the proposed and existing grade lines. Many of them are missing or partially missing. Revise as needed.
- Include the design HGL in the Profile views.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Please denote existing flowlines in the Profile views.
- Please review flowlines to ensure the required minimum drop the structure is met.
- Please review all structure tops to ensure they match with the proposed grade.
- All pipes larger than 6" diameter require profiles. Please add for the roof drain piping.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments