

DEVELOPMENT SERVICES

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

Date: Tuesday, November 12, 2024

To:

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

Engineer/Surveyor: Terry Parsons **Email:**

Engineer/Surveyor: Olsson Engineering **Email:**

From: Scott Ready, Project Manager

Re:

Application Number: PL2024277

Application Type: Commercial Final Development Plan

Application Name: Mid Continent Public Library - Entrance Improvements

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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. Label the widths of the existing and proposed sidewalks. Sidewalks shall be a minimum 5' in width.
2. CURBING. Clarify the type of curbing proposed to be used for the new landscape islands and the two new driveway entrances. The line work used on Sheet C2.0 doesn't match either of the CG-1 curb options under the Proposed Conditions Legend. Curbing shall be CG-1.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:
 - Please submit an Engineer's Estimate of Probable Construction Costs.
 - Clearly show and label the existing sidewalk throughout the plan set.
 - Clearly show and label proposed sidewalk throughout the plan set.
2. Sheet C2.0:
 - Please revise the proposed west entrance to meet the current road configuration, not future. This entrance area will be reviewed with the resubmittal showing the revised entrance.
 - The light pole in the turn lane has an incorrect key note callout. Please revise.
3. Sheet C3.1:
 - Please include slope callouts on the ADA ramp details.
 - The plan shows the curb inlet being converted to a curb grade inlet. Is that intended to be a curb grate inlet? Regardless, include the appropriate details in the plan set for the conversion.
4. Sheet C4.0:
 - Is the Asphalt Pavement (Heavy Traffic) detail the section for the turn lane? Please clarify.
 - Please note that while the chemically stabilized subgrade is allowed, the City also allows geotextile in lieu of that subgrade. Comment for information.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Demo and removals states remove light coordinate with Evergy. This is a City light but the removal and/or relocation should be done by the contractor for this project.
2. You will need a traffic control plan for the Turn Lane construction.
3. Please add a signing and striping plan

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

No Comments
