

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619

**Commercial Final Development Plan
Review**

Date: Thursday, June 28, 2012

To:

ASSOCIATED PEDIATRIC
INVESTORS LLC

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HOLLIS & MILLER GROUP INC

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KAW VALLEY ENGINEERING

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Fax #: <NO FAX NUMBER>

From: Chris Hughey, Planner

Re:

Application Number: PL2012082

Application Type: Commercial Final Development Plan

Application Name: RAINTREE PEDIATRICS

Location: 995 SW 34TH ST, LEES SUMMIT, MO 64082

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Chris Hughey	Planner	(816) 969-1603	Corrections
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1. Provide a photometric plan.
2. Provide the manufacturers specification sheets for all exterior light fixtures (pole and wall mounted).
3. Provide the manufacturers specification sheets for all ground mounted mechanical equipment.
4. The rear service doors shall be painted a similar color to the surrounding wall elevation.

5. One additional tree shall be added somewhere on site in accordance with the approved preliminary development plan.
6. Show all mechanical equipment ductwork on the building elevation and provide screening.

Engineering Review Gene Williams Senior Staff Engineer (816) 969-1812 Corrections

1. Please add a general note that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813." As written in the proposed plan set, the specific Ordinance is not called out which can lead to confusion on older versions of the Design and Construction Manual.
2. Please add a note which specifies that the contractor shall give a minimum of 48 hours notice to Public Works Inspections prior to the beginning of construction.
3. The erosion and sediment control plan is not sufficient to adequately address off-site runoff during construction. At a minimum, a phasing plan will need to be shown which clearly shows the steps to be taken during construction to minimize off-site runoff of sediment.
4. The erosion and sediment control plan discusses seeding requirements, but sodding within the detention basin and surrounding areas should be specified. Wetland species should be planted in plugs or other methods to ensure they will succeed.
5. The erosion and sediment control plan should show a temporary sediment basin as being constructed on the site, and it would appear that the best location for this temporary basin would be in the general location of the detention basin. The plan must specify the removal of the riser and sediment after construction is complete.
6. The utility plan should clearly state that insert-a-tees are not allowed, and the wye connection must be "cut-in". A note is provided, but we recommend a separate label stating this requirement.
7. As discussed in previous comments during the Preliminary Development Plan approval process, the proposed water line to the west of the parking lot must be private. It cannot be located within the easement as shown. A backflow vault will need to be installed as described in the previous comments.
9. Specific comments related to this private water line include a backflow prevention device (BFPD) must be installed within a buried vault within 5 feet of the right of way line or utility easement line (if a u/e is present) on the private side. Please see page 11 of the Design and Construction Manual (online) for a diagram of this typical installation.
11. All associated restrained valves, valves, thrust blocks, and fire hydrant(s) must be shown on the plans.
12. The location of the water meter must be shown on the plans. This will be somewhere in the northwest portion of the site within the right of way.
13. The plans must clearly show that all utilities on the site, including stormwater facilities, are private.

15. The water main extension plans imply that this is a public water supply. It is not. As indicated in previous comments, all water lines serving this site are private.

16. All entrances should be specified as being constructed with KCMMB concrete. This should be reflected in the site plan as well as the detail sheet.

17. The silt fence detail is an old standard. The City no longer allows trench and fill for silt fence. The City requires a machine-laid slit and set method for all silt fence installation.

18. Please indicate on the grading plan whether the curb is wet or dry (i.e., it is assumed that the grayed-out portions shown on the site plan are either wet or dry curb). Please clarify.

19. An Engineer's Estimate of Probable Construction Costs must accompany your final submittal. The following items must be included:

1. All stormwater lines and facilities whether public or private.
2. The connection of the private sewer lateral to the public main.
3. Sidewalk.
4. Water lines 2" in diameter or greater, public or private.
5. All associated valves, BFPD(s), tees, thrust blocks, fire hydrants, restrained valves, etc.
6. Stormwater inlets.
7. Grading costs.
8. Detention basin costs, including the outlet structure.
9. Wetland Species planting costs within the detention basin.
10. Sodding costs within the detention basin.
11. Erosion and sediment control costs, including silt fence, sediment basin costs, riser costs (for the sediment basin), gutter buddies, temporary entrance installation costs, and all other costs associated with erosion and sediment control.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	No Comments
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