



# City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063  
(816) 969-1600 Fax (816) 969-1619

## Commercial Final Development Plan Review

**Date:** Thursday, July 19, 2012

**To:**

**Property Owner:** ASSOCIATED  
PEDIATRIC INVESTORS LLC -  
Steve Weinrich

Email: lspgim@netzero.net

Fax #: <NO FAX NUMBER>

**Applicant:** HOLLIS & MILLER  
GROUP INC - John Wisniewski

Email:  
jwisniewski@hollisandmiller.com

Fax #: (816) 525-3028

**Engineer:** KAW VALLEY  
ENGINEERING - David Wood

Email: wood@kveng.com

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

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### **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.

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### **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:**

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The water line plans shown on Sheet C500 are not quite correct. The restrained valve will need to be shown within the right of way (ideally within 1 foot of the right of way line). The water meter will need to also be placed within the right of way (ideally within 1 foot of the right of way line). Please see the Design and Construction Manual for specific guidance concerning placement of the restrained valve and the water meter in relation to the right of way line.

2. A blow-off assembly exists at the end of the 8" water line. This blow-off assembly should be noted as "to be removed", and appropriate labeling should be included which states how this will be capped. It may be more appropriate to install a bend at this location rather than capping the pipe.

3. Thrust blocks should be called out on the water line where appropriate. This includes the private portion of the water line (i.e., the fire line) where bends are introduced into the pipe.

4. Sheet C900 is referenced in the response to comments dated July 9, 2012 from John E. Wishniewski, AIA. It appears that this sheet is missing from the re-submittal.

<b>Planning Review</b>	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Correctons
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1. Show the four additional evergreen trees adjacent to the ground mounted mechanical unit screening walls on the landscaping plan (sheet AL100).

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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