



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: Friday, March 01, 2013

To:

Applicant: ACI-BOLAND, INC

Email: mhunter@aci-boland.com

Fax #: (913) 338-2003

Property Owner: SAINT LUKE'S
HOSPITAL

Email:

Fax #: <NO FAX NUMBER>

Engineer: SHAFER, KLINE &
WARREN

Email: EBLEN@SKW-INC.COM

Fax #: (913) 888-7868

From: Hector Soto, Planner

Re:

Application Number: PL2013013

Application Type: Commercial Final Development Plan

Application Name: SAINT LUKES EAST INNER LOOP PARKING RENOVATIONS

Location: 100 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086

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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. EASEMENTS. Show the location of easements so as to determine the need for any vacation of easement. Of concern is the possible encroachment of the proposed retaining wall into a utility easement. Additionally, two future directional signs are shown on Sheet A1 that may be located within the same or different utility easement.

2. SIGNAGE. For the purpose of clarification, approval of the final development plan does not constitute approval of the retaining wall sign and two directional signs called out on Sheet A1. Approval of these signs, and the comprehensive signage program for the hospital campus presented to the City by Forcade Associates via separate communication, require approval by the Planning Commission via separate application.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. General note 4 on Sheet C0.0 must be changed to read "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."
2. It appears that the water line layout is not what was discussed with David Lohe, Water Utilities liaison. Please revise the layout as discussed with David Lohe.
3. The backflow vault will need to be placed closer to Douglas St. In general, the backflow vault should be placed within 5 feet of the easement or right of way line on the private side. A restrained valve should be installed upstream of the vault, and this valve denotes the beginning of the public water line.
4. All water lines should be clearly labeled as private as appropriate.
5. The 10 and 100 year hydraulic grade lines must be shown on the profile views of the storm lines.
6. It did not appear that a typical section was included in the plan set for the pavement. Please see the Unified Development Ordinance Article 12 for parking lot thickness and base requirements, and please provide a typical section for each.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. The bacflow valve on the 8 inch water main should be an 8 inch BFV and not a 6 inch as shown.
2. All fire hydrants located after the BFV are private and shall be painted yellow with a silver bonnet.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.net	No Comments
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