

PLANNING AND DEVELOPMENT

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

Date: Wednesday, July 24, 2013

To:

Property Owner: DACUR INVESTMENT
COMPANY INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: CURRY INVESTMENT
COMPANY

Email: msweeney@curryre.com

Fax #: (816) 452-4757

Engineer: SCHLAGEL & ASSOC., P.A.

Email: js@schlagelassociates.com

Fax #: (913) 492-8400

Architect: SCHARHAG ARCHITECTS

Email: scharhag@att.net

Fax #: (816) 221-9298

From: Chris Hughey, Planner

Re:

Application Number: PL2013093

Application Type: Commercial Final Development Plan

Application Name: SUMMIT CENTER PAD SITE BUILDING

Location: 228 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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 six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-½"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Chris Hughey	Planner	Corrections
	(816) 969-1603	Christopher.Hughey@cityofls.net	

1. Road right-of-way. Add a note or dimension for the road right-of-way width of NW Oldham Pkwy and Now O'Brian Rd.

2. Roof Top Mounted Mechanical Units. Dash in the location of the roof top mechanical units (RTU's) on all four elevation drawings.

3. Roof Top Mounted Mechanical Units. It appears the RTU's are not fully screened by the parapet wall of the building. The parapet walls will need to be raised/adjusted to fully screen the units.
4. Roof Top Mounted Mechanical Units. Submit manufacture's specification sheets for all RTU's types.
5. Aluminum Sun Screens. Provide a detail or rendering of the aluminum sun screens.
6. Landscaping. Add a note to the landscaping plan stating that all impervious areas not covered with plantings or other landscaping material shall be covered with sod. (Note: This may affect the language to the notes 8 and 9.)
7. Landscaping. The text and image for the "Typical Shrub Planting Detail" on the landscaping plan appears to be half-toned and difficult to read. Please correct accordingly.
8. Landscaping. All evergreen trees are required to be 8 feet in height at the time of planting. Correct the planting legend accordingly.
9. Landscaping. Add a note to the landscaping plan stating all parking lot screening shrubs shall have a minimum height of 18 inches at the time of planting and shall be capable of growing to an overall height of 2.5 feet (or 30 inches) measured from the surface grade of the adjacent parking lot.
10. Lighting. Submit manufacturer's specification sheets for all exterior wall mounted and pole mounted light fixture types.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please consider using 1.5% on all private sidewalk cross-slopes rather than 2% maximum cross-slope. The City currently uses this standard on all public sidewalks to allow for construction tolerance.
2. Sheet C5: The trench and backfill method for installation of silt fence is no longer allowed in Lee's Summit. The City requires silt fence to be installed using the machine-laid, slit method. Please remove the detail showing the trench and backfill method and either use a different detail or provide notes specifying that the machine-laid method in accordance with the City of Lee's Summit Design and Construction Manual shall be used to install silt fence.
3. Sheet SL1: Please show the location of all easements.
4. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate and is calculated at 3% of the total project cost. Please provide an itemized cost estimate for the entire project, with the exception of the building, lighting, and the landscaping. Erosion and sediment control should be included in the estimate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
