

PLANNING AND DEVELOPMENT

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

Date: Monday, February 09, 2015

To:

Property Owner: 200 NE MISSOURI DRIVE HOLDINGS LLC Email: VGUTIERREZ@CWCAPITAL.COM Fax #: <NO FAX NUMBER>

Applicant: MIDWEST PAIN MANAGEMENT CENTER Email: KEITH.CHAMBERS@HCAHEALTHCARE.COM Fax #: <NO FAX NUMBER>

Engineer: HEREFORD DOOLEY ARCHITECTS Email: TOM.DOOLEY@HDARCHITECTS.COM Fax #: (615) 244-6697
DANIEL.SOLIZ@HDARCHITECTS.COM
DAN.CLARK@HDARCHITECTS.COM

Engineer: GBA ARCHITECTS ENGINEERS Email: BBURTON@GBATEAM.COM Fax #: (913) 577-8312

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015006
Application Type: Commercial Final Development Plan
Application Name: MIDWEST PAIN MANAGEMENT CENTER
Location: 200 NE MISSOURI RD, Unit:100, 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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Approved with Conditions
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1. Any landscaping to be removed for this project will be replaced with a silimar planting (for example, deciduous shrubs will be replaced with deciduous shrubs). Provide confirmation what will be removed from where and what and will be replanted where.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
2. Sheet C4: A cut-in tee is required for any water connection greater than 2" in diameter. It appears a 2 1/2 inch domestic line is called out, so a tee will need to be cut-in at the location shown.
3. Sheet C4: Is the proposed 2" water meter within an easement? Please show the location of the easement since public water meters should be contained within a public easement or right of way.
4. Sheet C4: Please revise Construction Note 4 concerning City of Lee's Summit standards for gas line connections. The City does not have any standards for the connection of gas lines since this is a separate entity.
5. Sheet C5: Pavement detail for "STD. PAVEMENT" does not meet the Unified Development Ordinance (UDO) Article 12 in terms of pavement thickness. The UDO requires a minimum of 5 inch base course asphaltic concrete with a 2" surface course.
6. Sheet C5: Pavement detail for "HEAVY DUTY PAVEMENT" does not meet the Unified Development Ordinance (UDO) Article 12 in terms of surface course pavement thickness. The UDO requires a minimum of 6 inch base course asphaltic concrete with a 2" surface course.
7. Sheet C6: The trench and backfill method shown is no longer allowed for the installation of silt fence. The City requires that the slit method (i.e., machine-laid) be used for all silt fence installation.
8. Sheet C1: This sheet is entitled "Demolition Plan", but there are notes which specify "remove and replace". While this is not necessarily an issue, please consider renaming this sheet since there are construction notes which pertain to items not associated with demolition. In addition, the notes should be altered to specify the type of pavement to be replaced. If you wish to keep this sheet the same name, then a separate sheet will need to be prepared showing the location(s) of pavement to be replaced, along with a designation whether it is standard thickness or heavy duty.
9. An itemized and 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, plus a \$100 per trip fee for the collection of water samples. Items to include in the itemized estimate include: 1) water lines greater than 2" in diameter, 2) connections to the existing water line greater than 2", 3) sanitary sewer wyes, 4) pavement removal and replacement, including subgrade preparation and/or aggregate base, 5) curb and gutter removal and replacement, 6) erosion and sediment control devices, 7) final restoration of the site, including topsoil, seeding, sodding, fertilizer, mulch, etc.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
2. The fuel for the generator was not specified. If it is diesel, provide tank specifications and amount of fuel to be stored.

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