
PLANNING AND DEVELOPMENT**Commercial Final Development Plan
Applicant's Letter**

Date: Tuesday, November 01, 2016

To:

Applicant: SHAFER KLINE & WARREN INC

Email: BOREN@SKW-INC.COM

Fax #: (913) 888-7868

Property Owner: SAINT LUKES EAST HOSPITAL

Email:

Fax #: <NO FAX NUMBER>

Engineer: SHAFER KLINE & WARREN INC

Email: BOREN@SKW-INC.COM

Fax #: (913) 888-7868

From: Hector Soto, Planner

Re:

Application Number: PL2016189

Application Type: Commercial Final Development Plan

Application Name: SAINT LUKE'S EAST PARKING LOT ADDTION (REAR)

Location: 120 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Planning and 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
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Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. DRIVE AISLES. The UDO requires all drive aisles serving two-way traffic to have a minimum 24' wide pavement width (excluding curb and gutter). Revise the following areas to meet the minimum 24' pavement width.
 - The north and center drive connections to the existing outer ring road have a pavement width of 20' (24' back-of-curb to back-of-curb).
 - The drive aisle pavement widths where the aisles are flanked by curbing on one side and striped parking spaces on the other side are 22' wide.
 - The drive aisle pavement widths where the aisles are flanked by curbed islands and/or a curbed parking lot boundary on both sides are 20' wide.
2. LIGHTING. Submit manufacturer specifications for all light fixtures for staff to review for compliance with Section 7.250 (Parking Lot Lighting) of the UDO.
3. PLATTING. The plans appear to show parcel lines different from that of the City's current parcel records. The property will need to be replatted under separate application to split it from the parent tract for the proposed parking lot addition.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Micro Stormwater Management Study" dated Oct. 10, 2016 (hereinafter referred to as the "stormwater report") did not appear to discuss the criteria for stormwater control. The City of Lee's Summit has adopted Kansas City APWA Section 5600 using the Comprehensive Control Strategy, and this requires a flat release rate per acre and 40 hour extended detention, neither which were shown in the report.
2. The stormwater report states that the downstream culvert at I-470 has a capacity of 720 cfs. What are the assumptions concerning this capacity? What is the resultant hydraulic grade line after development? Why is there an increase in the peak stormwater from the site after installing a detention basin? As previously discussed, the City of Lee's Summit has adopted the Kansas City APWA Section 5600 Comprehensive Control Strategy for control of stormwater, including peak flow attenuation, and 40 hour extended detention to achieve the water quality aspects of Section 5600. It appears the detention basin will not serve its intended purpose.

3. Sheet C2.05: The asphaltic concrete pavement section does not conform to the Unified Development Ordinance (UDO) Article 12 "Parking" requirements. Please see the UDO requirements for specific requirements in terms of aggregate base and subgrade stabilization.
4. Sheet C2.05: The curb detail should be updated to show the aggregate base and subgrade stabilization/geogrid a minimum of one (1) foot from the back of curb.
5. All Stormwater Profile Sheets: Please show the hydraulic grade line on the profile view, and please specify the design storm.
6. Sheet C3.01: An 8' by 10' outlet structure is specified on the plan view, but it does not appear a detail was provided. Please provide a detail, and please provide a reference to the detail on the plan view.
7. 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 calculated at 3% of the total site work. Items to include in the estimate are: 1) grading to establish proper drainage in accordance with the grading plan, 2) stormwater structures and pipe greater than 6 inches in diameter, 3) detention basin outlet structure, 4) rip rap, 5) flared end sections, 6) parking lot grading and compaction, 7) aggregate for parking lot, including the area one (1) foot beyond the back of curb, 8) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 9) pavement, 10) curb and gutter, 11) erosion and sediment control devices and measures taken to conform to the erosion and sediment control plan, and 12) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

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