

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619
Commercial Final Development Plan

Date: Tuesday, February 08, 2011

To:

COLT & GARRETT LLC	info@aozoa.com	<NO FAX NUMBER>
CEDARWOOD DEVELOPMENT	mharp@cedarwood.com	(330) 867-5468
Land Plan Engineering	paulm@landplan-pa.com	(816) 221-2244

From: Hector Soto, Planner

Re: Appl. #PL2011007– Commercial Final Development Plan – CVS Pharmacy on 3rd Street, 621 SW 3RD ST, LEES SUMMIT, MO 64063; CEDARWOOD DEVELOPMENT, applicant

Review Status:

Revisions Required: One or both departments (Planning & Development and Public Works) have unresolved issues. See comments below and on attached sheet to determine corrections needed. Submit six (6) 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.

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.

Corrections:

Planning Review	Hector Soto	Planner	(816) 969-1604	Corrections
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1. ARCHITECTURE. No building elevations were provided with the application submittal.
2. WHEEL STOPS. Wheel stops are only permitted at the head of accessible spaces where the adjacent sidewalk is at the same grade as the parking stall. However, they will be allowed for the two parking spaces on either side of the landscape island at the northeast building corner so as to avoid a conflict between vehicle overhang on these adjacent spaces. All other wheel stops shall otherwise be removed. See the parking lot curbing comment that follows.
3. PARKING LOT CURBING. It appears the parking bays on the north and west side of the building are at the same grade as the sidewalk along the building and thus the reason wheel stops are shown. The boundaries of all parking lots are required to have CG-1 curbing except for accessible parking spaces where the adjacent sidewalk is designed to be at the same grade as the accessible spaces in order to provide access to said sidewalk.

5. MECHANICAL EQUIPMENT. The preliminary development plan showed the HVAC equipment as roof-mounted. Provide manufacturer specifications for the HVAC equipment for review to ensure the equipment is fully screened from view by the pitched roof element.

6. SITE DATE TABLE. Provide a site data table that lists the lot area, building area, impervious coverage, parking spaces (required and provided).

7. ACCESSIBLE PARKING SIGN. The sign posted at the head of every accessible space shall be Type R7-8 (white background, green border, green text and blue box wheelchair symbol) as identified in the MUTCD. The sign shall be mounted on a pole or other structure between 36 and 60 inches above the ground, measured to the bottom of the sign.

8. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosures. Enclosures shall have masonry walls of a color compatible to the building and solid steel gates with steel panels so as to screen the dumpsters from view.

9. LIGHTING FIXTURES. Provide manufacturer specifications of all proposed light fixtures for review. Provide parking light pole heights for review.

Engineering Review	Tony Reames	Staff Engineer	(816) 969-1826	Corrections
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1. On the cover sheet under the water general notes, the water utilities operations number is 816-969-1940, and the public works inspections is 816-969-1800.

2. Sheet C400, the proposed location of the water meter has been cleared by water utilities and meter services.

3. Sheet C400, our records indicate that the existing waterman is 6", not 12" as shown on the plan.

4. Sheet C400, label manhole size.

5. Sheet C400, the proposed monument sign shall be located outside of utility easements. The small signs near the driveways are the exception.

6. Sheet C400, show proposed easements on this plan.

7. Submit final stormwater report.

8. A sealed Engineer's Opinion of Probable Construction Costs should accompany your final submittal copies. Public Works' review and inspection fee is based on that cost. The following items, both materials and installation, should be included in the itemized estimate

- Any water line larger than 2" in diameter, valves, hydrants, and backflow preventer with vault, if outside the building
- All storm water piping 6" or larger, structures, and detention/retention facilities
- All grading for detention/retention ponds
- All sanitary sewer manholes and piping between manholes, including private mains
- The connection of the building sewer stub to the public main
- All public infrastructure, both onsite and offsite
- All private street construction, excluding parking lots, drive approaches and sidewalks
- All erosion control devices

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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1. Fire Department- The removal of underground fuel storage tanks (UST's) shall comply with the 2006 International Fire Code and the requirements of the Missouri Department of Natural Resources.
2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).
3. 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	City Traffic Engineer	(816) 969-1820	No Comments/Ready for Meeting
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