

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

Commercial Final Development Plan Review

Date: Wednesday, June 01, 2011

To:

EMERGENT CARE ASSET HOLDINGS LLC - Rob Kutch Fax #: (816) 554-2603

HOLLIS & MILLER GROUP INC - Chris Heinz & David Esely Fax #: (816) 525-3028

SCHLAGEL & ASSOC., P.A. - Jeffrey Skidmore Fax #: (913) 492-8400

From: Chris Hughey, Planner

Re:

Application Number: PL2011061

Application Summary: Commercial Final Development Plan

"EMERGENT CARE PLUS - SUITE ADDITION"

Location: 2741 NE MCBAIN DR, LEES SUMMIT, MO 64064

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.

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	Chris Hughey	Planner	(816) 969-1603	Corrections
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1. Lots 5 and 6 of "I-470 Business and Technology Center" shall be replated, approved by the City, and recorded at Jackson County prior to the approval of the Final Development Plan.

2. All new evergreen trees shall have a minimum height of 8 feet at the time of planting and all deciduous trees shall have a minimum caliper of 3 inches at the time of planting. Correct the plant schedule accordingly.

3. Add a note stating that all parking lot screening shrubbery (along NE McBaine Dr.) shall have a minimum height of 2.5 feet at the time of planting.

4. Incorporate the footcandles of the wall mounted light fixtures into the photometric site plan.

5. The new pole lights shall use LED light fixtures. Refer to Article 7 of the City's Unified Development Ordinance (UDO).

6. Provide the manufacturer's specification sheets for the roof mounted mechanical units.

Engineering Review Tony Reames Staff Engineer (816) 969-1826 Corrections

1. 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

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.

2. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Traffic Review Michael Park City Traffic (816) 969-1820 No Comments
Engineer
