

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

Commercial Final Development Plan Review

Date: Wednesday, July 06, 2011

To:

CATHOLIC DIOCESE OF
KC-ST JOE

Email:

Fax #: (816) 251-1199

HOLLIS & MILLER GROUP INC Email:

Fax #: (816) 525-3028

BARTLETT & WEST
ENGINEERS

Email:
chris.hotop@bartwest.com

Fax #: (816) 525-9041

From: Chris Hughey, Planner

Re:

Application Number: PL2011055

Application Summary: Commercial Final Development Plan
"OUR LADY OF PRESENTATION SCHOOL ADDITION"

Location: 130 NW MURRAY RD, 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.

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:

Engineering Review	Gene Williams	Senior Staff	(816) 969-1812	Corrections
		Engineer		

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

2. Water service details and fire line details will change the plan substantially following our meeting with the applicants engineer and architect. In particular, a portion of the existing water line will be allowed to remain public to a point close to the building, with the remainder being private.

Planning Review	Chris Hughey	Planner	(816) 969-1603	Not Required
------------------------	---------------------	----------------	-----------------------	---------------------

1. Staff recommends that the "No Parking Fire Lane" sign on 3.5ft wide sidewalk be mounted to the building rather than the sidewalk. This will ensure that a minimum width of 3.5ft of sidewalk will be available for pedestrians.

2. All rooftop mounted mechanical units shall be screened to the height of the mounted unit.

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.

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