

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

Commercial Final Development Plan Review

Date: Tuesday, August 23, 2011

To:

SAINT LUKES EAST
HOSPITAL

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From: Hector Soto, Planner

Re:

Application Number: PL2011107

Application Summary: Commercial Final Development Plan

"SAINT LUKE'S PARKING LOT EXPANSION"

Location: 120 NE SAINT LUKES BLVD, 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.

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	Hector Soto	Planner	(816) 969-1604	Corrections
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1. TEMPORARY CURBING. The parking lot abutting Douglas Street is shown to be constructed in two phases. Temporary asphalt curbing shall be constructed along the northern limits of the Phase 1 improvements where the parking lot will be expanded in the future.

2. LIGHTING.

- Provide the parking lot light fixture pole height. The overall maximum pole height shall not exceed 28 feet.

- Provide a photometric plan showing foot-candle information in accordance with Section 7.280 of the UDO.

3. LANDSCAPING. Sheets L1.0, L1.1 and L1.2 show the proposed Honeylocust trees as 2" caliper in size. The UDO requires all deciduous trees, whether ornamental or shade trees, to be a minimum 3" caliper in size at the time of planting.

4. SCALE. The scale on Sheet C7.0 is incorrectly shown as 1"=10'. Revise it to 1"=20'.

5. PAVEMENT WIDTH. Driveways and internal drive aisles serving two-way traffic shall have a minimum pavement width of 24', excluding curb and gutter. Both driveways for the Douglas parking lot are shown with a pavement width of 20'. The entrances to the individual parking aisles drives, where they are bounded by islands on both sides, are also shown with 20' of pavement width. Revise the driveways and drive aisle entrance widths to have a minimum pavement width of 24' (not including curb and gutter).

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

1. Sheet A-1 shows Phase 2 in dashed lines, which suggests to our field inspector that this phase will be performed at a later date and under a different Final Development Plan. Please clearly show that Phase 2 will be part of this plan either by labels or a separate shading scheme.

2. Sheet C1.0 "General Notes" No. 5 should be revised to reflect the new phone number for Public Works Inspections of 969-1829.

3. Sheet C8.0 calls out Type II curb inlets. Please change this to Type 2.

4. The stormwater report included in the submittal package is ambiguous concerning the suitability of the existing detention basin to handle the stormwater flows generated by the addition of the parking lots. In the revised report, please discuss whether the detention basin large enough, or will it need to be expanded? The report shows a drainage area of 26.32 acres; where was this number obtained? Does this include the entire site?

5. The stormwater report included with the submittal package does not show and/or discuss the outlet structure for the detention basin. It is not clear from the report how the staging is included in the calculations since the report appears to consist of a general summary output from the software package.

6. The plans should show the location of the detention basin outlet structure, including pipe sizes, orifice sizes, weir sizes, etc. In addition, please show the general location of the reinforced box culvert under Interstate 470.

Fire Review **Jim Eden** **Assistant Chief** **(816) 969-1303** **No Comments**

1.

Traffic Review **Michael Park** **City Traffic** **(816) 969-1820** **Corrections**
Engineer

1. Sidewalk Recommendations: An alternative alignment for the sidewalk that connects to the north side of the proposed driveway and crosses west through the existing parking lot islands directly to the existing sidewalk at the island nearest the hospital. This makes the pedestrian access more direct and the proposed intersection pedestrian accommodations safer. Eliminate the ramp directed west from the south side of the proposed driveway, the recommended alignment makes this ramp unnecessary. Add a ramp that connects the proposed sidewalk along Douglas to the existing sidewalk along Douglas about midway

across the property and connect to the parking lot. Contact Hector Soto with the Planning and Development Department for a marked up drawing illustrating this comment if needed.