

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

Commercial Final Development Plan Review

Date: Tuesday, September 13, 2011

To:

SAINT LUKES EAST
HOSPITAL

Email: acrise@saint-lukes.org Fax #: (816) 932-5731

ACI BOLAND

Email:
mhunter@aci-boland.com

Fax #: <NO FAX NUMBER>

SHAFER KLINE & WARREN

Email: eblen@skw-inc.com

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2011113

Application Summary: Commercial Final Development Plan

"SAINT LUKE'S EAST HOSPITAL SURGICENTER
ADDITION SHELL"

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.

Review Status:

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. EASEMENT. The northwest corner of the building addition encroaches into a platted 10' utility easement. A vacation of easement application shall be required to be filed and approved by the Planning Commission and City Council prior to approval of this final development plan application.

2. PARKING LOT SIGNAGE. "DO NOT ENTER" signage facing the outer ring road shall be provided at the exit of the one-way parking lot on the east side of the building addition.

3. PARKING LOT. If desired, curb blocks may be used at the head of the parking spaces that abut the sidewalk with no raised curb. However, they may not be used for any spaces which have a raised curb at the head of the space.

Engineering Review	Gene Williams	Senior Staff Engineer	(816) 969-1812	Corrections
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1. Please add a note to sheet C2.0 which clearly states that the sanitary sewer and the storm sewer are private.

2. 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

3. Please add a note to Sheet 6.0, Sanitary Sewer profile and Storm Sewer Profiles which clearly states that these lines are private.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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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
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