

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

Commercial Final Development Plan Review

Date: Tuesday, December 20, 2011

To:

DACUR INVESTMENT
COMPANY INC

Email:

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ENGINEERING SOLUTIONS

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From: Hector Soto, Planner

Re:

Application Number: PL2011160

Application Summary: Commercial Final Development Plan

"MAZUMA CREDIT UNION PARKING LOT
IMPROVEMENTS "

Location: 254 NW OLDHAM PKWY, 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.

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. MoDOT PERMIT.

- Provide a copy of the MoDOT permit referenced in the plans.
- Does the permit issued by MoDOT indicate or include approval for the permanent encroachment of the drive lane widening into the right-of-way? If not, provide some type of documentation indicating approval for this encroachment.

2. SIDEWALK. The relocated sidewalk shall be a minimum 5' in width in order to comply with current UDO standards.

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

1. All utilities must be shown on the plan, including sanitary sewer, water, and storm sewer.
2. The sidewalk must be 5 feet in width with appropriate transitions to match the existing 4 foot sidewalk sections.
3. It is unclear how the new sidewalk on the northeast portion of the project will be connected with the hatched area (presumably a pedestrian crossing area). Will there be an ADA-accessible ramp constructed at this location? If so, what are the key elevations (as shown on the APWA standard drawings)?
4. Since these are new improvements within the right of way, the existing sidewalk shown on the northeast portion of the project will be required to meet the new standards for ADA accessibility.
5. A copy of the MoDOT permit will be required prior to approval.
6. What is the drainage plan for the green space between the property line and the right of way? It appears there may be a problem with the new sidewalk creating an obstruction.
7. A note must be added to the plan stating that all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.
8. A note must be added to the plan stating that a minimum of 48 hours notice be given to Public Works Inspections prior to commencement of work.
9. An erosion and sediment control plan must be submitted. It is acceptable to overlay this plan over the existing plan provided that all information is clearly presented.

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

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