

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

Commercial Final Development Plan Review

Date: Wednesday, February 01, 2012

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:

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

1. It is unclear why the plan shows the sidewalk to be placed directly on top of an existing water main. Is it possible to move the sidewalk closer to the property line in accordance with the City policy to located sidewalks within a foot of the property line? If this is done, the sidewalk will no longer be directly on top of a water main.

2. The plan shows a curb at the intersection of the sidewalk crossing. It is assumed this curb is 6 inches in height. How will the sidewalk be constructed to meet ADA requirements concerning

maximum slope of 8.33%, a level (i.e., less than 2%) landing, etc.? These details need to be shown on the plan.

3. Floodplain note needs to be changed to read "...0.2% annual chance flood" rather than 0.02% annual chance flood.

4. The silt fence details do not meet current standards. The APWA changed the requirements, and the City adopted these new requirements 2 years ago which no longer allow for trenched-in silt fence. In other words, silt fence must be installed using a dedicated silt fence machine.

Planning Review	Hector Soto	Planner	(816) 969-1604	No Comments
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Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	No Comments
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