

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 21, 2025

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20251180
Project Title: THE HAVEN AT DOUGLAS STATION - POOL
Project Address: 19 NE SYCAMORE ST, LEES SUMMIT, MO 64086
Parcel Number: 340671
Location / Legal: DOUGLAS STATION-LOT 1 --- LOT 1
Description:
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: ASSEMBLY FOR OUTDOOR ACTIVITIES INCL. STADIUMS, GRANDSTAND, AMUSEMENT PARKS
Description: THE HAVEN AT DOUGLAS STATION - NEW POOL SERVING APARTMENT COMPLEX

Mike Weisenborn 04/15/2025 2:30 PM Release for full site development, foundation, underslab and slab on grade only. No other work on the structure shall be performed until released by the Fire Department.

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors **Reviewed By: Joe Frogge** **Approved**

Fire Plan Review **Reviewed By: Craig Hill** **Approved**

1. Hydrants and the base asphalt for the parking lots shall be in place before any vertical combustible construction.

Fire Plan Review **Reviewed By: Craig Hill** **Approved**

Building Plan Review **Reviewed By: Joe Frogge** **Rejected**

1. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

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2. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

3. Unified Development Ordinance Section 7-1010. - Steps or ladders.

Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Exception: Pools accessory to one- and two-family dwellings.

Action required. Provide additional handrail at entry reef.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.