

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 03, 2015

RESIDENCES AT NEW LONGVIEW LLC  
5015 NW CANAL ST  
RIVERSIDE, MO 64150

Permit No: PRCOM20150391  
Project Title: RESIDENCES AT NEW LONGVIEW  
Project Address: 781 SW LONGVIEW RD, LEES SUMMIT, MO 64081  
Parcel Number: 62420960400000000  
Location: KESSLER 1ST PLAT LOTS 1-3---LOT 1  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group:  
Description: IRRIGATION PERMIT - SUBMETER OFF OF MAIN DOMESTIC SERVICE

***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Water Department (816) 969-1900

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Pending**

**Water Plan Review**

**Reviewed By: Benton Haskamp**

**Rejected**

1. Blow up detail of the Irrigation tap after the city meter vault showing the irrigation tap, backflow location and submeter location.

Action required - Provide additional information for review.

2. The irrigation system can be used for lawn irrigation only. There can be no connection or means of connection to any other water features or uses, such as yard hydrants, fountains, ponds, etc.

Action required - This comment is for information purposes.

3. The plans call for a reduced pressure backflow assembly. If the irrigation system will not have chemicals injected into it, then a double check assembly is all that is required. If the Reduced Pressure assembly is used, it must be installed a minimum of 12" above grade in a locked heated enclosure. A reduced pressure assembly cannot be installed in pit.

Action required - Make needed corrections.

4. The submeter is not provided by Water Utilities. It is a privately owned meter that must be maintained by the owner. Any failure of the submeter will result in a credit based on actual meter reads. There will be no estimation during the time

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period of a failure.

Action required - This is for information purposes.

5. The submeter should be located after the main irrigation backflow prevention assembly.

Action required - This comment is for information purposes.

6. The submeter should be a Badger, Hersey or Sensus Omni. It should be a radio read equipped meter with an Itron 60W or 100W ERT.

Action required - This comment is for information purposes.

7. A submeter inspection will need to be called for through the water department prior to any backfilling so that the irrigation tap and installed submeter can be inspected. We will begin the sewer credit based on the read on the meter at the time of inspection. Please call 816-969-1911 or 816-969-1930 to schedule the inspection.

Action required - This comment is for information purposes.

8. There is a \$50 annual fee for the submeter to encompass meter reads and processing.

Action required - This comment is for information purposes.

9. The sewer credit is totaled annually and applied as one annual credit to the water bill.

Action required - This comment is for information purposes.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Not Required**

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