

July 6, 2020

Via: Email

City of Lee's Summit
Development Services
200 SE Green Street
Lee's Summit, MO 64063

Re: Future Starbucks and Medical Office
155 SW M 150 HWY, Lee's Summit, MO 64802
Application Number: PRCOM20201668

My office is in receipt of the Commercial Plan Review letter dated June 26, 2020. Please find the following written responses. Please note CASCO's address is 12 Sunnen Drive, Suite 100, St. Louis, MO 63143. The address listed on the letter as 10877 Watson Road, St. Louis is our previous company address. Also, please note as part of Starbucks' green initiative they have requested a 75-gallon grease interceptor be added to address any potential issues with dairy products such as half and half and whipped cream. This has been discussed with Joe Frogge via telephone and email communication on 6/18/2020. The grease interceptor has been added to the plan set.

Fire Plan Review comment: 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Response: Notes have been added to the exterior elevations addressing the requirements for street/building address numbers.

Building Plan Review comment: The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Response: Understood.

Building Plan Review comment: A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Response: The General Contractor – Midland General Contractors, Inc. has received a copy of this letter and understand the requirement.

Building Plan Review comment: Inadequate information to complete review. Provide light pole base detail for relocated light poles.

Response: Detail for relocated light pole has been added to sheet E101.

Building Plan Review comment: Water meter appears to be oversized.

Response: Per discussion with Joe Frogge it is allowable to have the 2" domestic into the 1-1/2" meter, then step back up to 2" before entering the building. Meter size has been revised accordingly to 1-1/2".

Building Plan Review comment: Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Response: Understood. The project is currently out to bid by the General Contractor. All subcontractors shall be licensed with the City of Lee's Summit. Company names of the licensed MEP contractors will be provided as soon as they are selected.

Building Plan Review comment: Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances. Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

Response: The General Contractor is Midland General Contractors, Inc. A copy of their business license with the City of Lee's Summit is hereby attached.

Warm Regards,



Steve Dahms – Senior Project Manager
314.821.1100 x120 or Direct Dial 314.960.7956

cc: Nathan Palmer
Brent Johnson – Midland General Contractors, Inc.

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