

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 03, 2022

MIDWEST SIGN
550 STANLEY RD
KANSAS CITY, KS 66115

Permit No: PRSGN20220443
Project Title: Chase Bank Langsford Rd
Project Address: 890 NE LANGSFORD RD, LEES SUMMIT, MO 64063
Parcel Number: 61210113702000000
Location / Legal Description: STAR FUEL CENTER OF LEES SUMMIT---LOT 1 (EX PT TAKEN FOR ROW)
Type of Work: Sign
Occupancy Group: NOT APPLICABLE
Description: Install the following:
1 internally illuminated monument sign
3 sets of illuminated channel letters
1 nonilluminated directional sign

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Sign Permit Review

Reviewed By: Hector Soto Jr.

Rejected

1. WALL SIGNS. Permit applications for four (4) wall signs were submitted. The City's sign code allows single-tenant buildings a maximum of three (3) wall signs.

2. DIRECTIONAL SIGNS.

- Both proposed directional signs exceed the maximum overall allowable height for a directional sign by 9". The maximum allowable height is 2'-6" (30"). Both directional signs are shown with a height of 3'-3" (39").

- A sign permit is only required for directional signs located at driveway entrances, in this case being sign E10. Directional signs internal to the site/parking lot (sign E09) do not require a permit, but are subject to the allowable height standard referenced above.

3. MONUMENT SIGN. There is an existing 8" water line running parallel to the site along the west side of M-291 Hwy that is not depicted on the site plan provided. The water line shall be located and said location shall be depicted on the site plan. The City's Design and Construction Manual for public infrastructure does not allow any structure to be located within 15' of a public water main. The proposed monument sign must maintain a minimum 15' of separation from the outside edge of the water main pipe closest to the sign.

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These items have been addressed and require no further action.

3. MONUMENT SIGN. The provided site plan shows the relocation of an existing 8" water line along the M-291 Hwy right-of-way. The City's Design and Construction Manual for public infrastructure does not allow any structure to be located within 15' of a public water main.

Based on the provided site plan, the proposed monument sign is only located 13' from the relocated water line. The proposed monument sign must maintain a minimum 15' of separation from the outside edge of the water main pipe closest to the sign.

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