

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

**March 02, 2022**

DAVIDSON ARCHITECTURE & ENGINEERING  
4301 INDIAN CREEK PKWY  
OVERLAND PARK, KS 66207

Permit No: PRCOM20220555  
Project Title: RAINTREE HEALTH CENTER ADDITION AND RENOVATION  
Project Address: 3820 SW WARD RD, LEES SUMMIT, MO 64082  
Parcel Number: 69710010400000000  
Location / Legal: SEC-36 TWP-47 RNG-32---PT NE 1/4 DAF: BEG E LI SEC 36 1329.79' N OF SE COR NE 1/4 TH W  
Description: 990' MOL TH

**Please see response to comments in red below.**

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Type of Work: ADDITION COMMERCIAL  
Occupancy Group: BUSINESS  
Description: ADDITION TO VETERINARY CLINIC - INCLUDES INTERIOR REMODEL

***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

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

Action required: Provide the email address and phone number for the on-site contact which is where inspection reports will be sent.

**Response: On-site Contact:** Terry Oyler  
Rothwell Construction, Inc.  
[terryo@rothwell-construction.com](mailto:terryo@rothwell-construction.com)  
(816) 228-8808

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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

Action required: Comment is for informational purposes.

**Response: Acknowledged. Final Development Plan has been submitted for review.**

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2. 2018 IBC 1804.4 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-per-cent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

Exceptions:

1. Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope).
2. Impervious surfaces shall be permitted to be sloped less than 2 percent where the surface is a door landing or ramp that is required to comply with Section 1010.1.5, 1012.3 or 1012.6.1.

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

Action required: Adjust grade at rear of building to comply.

**Response: Grades Adjusted in rear of building to meet Code.**

3. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (ERV unit appears un-screened on west side)

**Response: ERV unit is screened from view on the west by the new 6'-0" retaining wall, chain link fence and natural grade of the site.**

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- Provide a Knox box near the front door with keys for access to the gates.

**Response: Noted added to sheet**

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2. Provide information on the type and amount of medical gasses to stored and used. Will there be a storage room? Will there be any fixed piping.

**Response: Three (3) 52" tall size "H" oxygen tanks in a gas cylinder floor retainer / stand.**

**Storage area 120 is provided adjacent to tech area 121; a separate enclosed storage room is not provided. Fixed medical gas piping is not provided in this facility.**

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