



Report Date: December 30, 2025  
Application Number: PL2025176  
Application Type: Commercial Final Development Plan  
Application Name: 100 NE Douglas conversion  
Location: 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063

### Planning Review

1. Provide manufacturer specifications for the proposed decking and railing along with elevations for the deck area. **Provided.**

### Engineering Review

1. Locate and show the existing sanitary sewer (along west property line) and the associated utility easement on the plans. **Added C.100.** Identify the right-of-way limits along Maple St. on the plans. **R/W Line Labeled along Maple Street C.100.**
2. Revise pavement sections to show the correct asphalt material. **Revised.** Plan notes and sections do not agree, please reconcile. **Revised.** Show in the plan view, the required concrete material for the driveway approach from the City street. **Shown & Labeled C.100.**
3. Add site specific ADA sidewalk and curb ramp information to the plans, including slopes and cross slopes. **Added Sheet C.203.** Provide information that includes access to the building from the ADA parking and through the proposed driveway. **Added Sheet C.203.**
4. Stormwater report has conflicting information regarding if the design meets APWA 5600. **Waivers requested.** Provide the percentage of voids used in the storage volume calculations. **30%.** Show how this detention pit will drain within 24 hours. **Underground not vulnerable to vector breeding nor propagation.** Add shear stress calculations to the plans. **Provided Sheet C.300.**
5. Has consideration been given to connection to the storm inlet (1757) at the corner of Douglas St. and Maple St.? **Due to timing issues we would like to move ahead with detention.** With a waiver for detention, this potentially could eliminate the detention pit and the possible negative impacts to this development and the neighboring properties. Please be aware that final plans for the CIP stormwater project are now available, and the construction is planned to start Summer 2026. **We appreciate the plans you provided.**

### Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. **NOTED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht