



# City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063  
(816) 969-1600 Fax (816) 969-1619

## Commercial Final Development Plan Review

**Date:** Tuesday, September 04, 2012

**To:**

**Applicant:** DEGASPERI &  
ASSOCIATES ARCHITECTURE  
- Jeff DeGasperi

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**Engineer:** WALLACE  
ENGINEERING - Mary Clare  
Amer

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**Property Owner:** TOP STAR  
LLC

Email: not provided

Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2012086

**Application Type:** Commercial Final Development Plan

**Application Name:** REECE & NICHOLS BUILDING

**Location:** 5030 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

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### **Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

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### **Review Status:**

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

### **Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Curb inlet detail was changed to the setback curb inlet, but the plan view still shows a non-setback curb inlet. If setback curbs are being proposed, then the plan view must reflect this geometry. If the locations of the curb inlets are not revised, however, it is unclear how the transitions will be constructed since they are adjacent to a ninety degree bend in the curb. Please reconcile the difference in the plan view versus the detail. If setback curbs are being constructed, then show the revised location of the curb inlet to ensure that the transition will be constructable.

2. Please see the Fire Department comments related to the Fire Department connection and fire hydrant. These items must be clearly shown on the Final Development Plan (i.e., it is not sufficient to show this on the MEP plans yet delete it on the Final Development Plan).

3. Sheet C108: The sanitary lateral is shown connecting to the curb (drafting error?). As previously commented, the private lateral must be a minimum of 5 feet from the outside of the manhole.

4. The detail for the silt fence shows notes (i.e., notes 2 and 3) within the text which apparently allow for a trenched-in installation. These notes should be deleted since the trenched-in method is not allowed in the City of Lee's Summit.

5. The ADA-accessible receiver ramp on the far south side of the development (i.e., the southernmost entrance) was deleted during the latest submittal. This receiver ramp should be shown on the plans.

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Condition(s) of Approval
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1. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The FDC is still shown on the back of the building. Either move it to the front corner of the building, or make it part of the back flow assembly at the pit as discussed on the phone.

2. Fire Department- IFC 506.1 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. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

3. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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