



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, November 06, 2012

To:

Property Owner: STANLEY EVENT SPACE LLC THE
Email: kingscrown1@msn.com

Fax #: <NO FAX NUMBER>

Applicant: TXR ARCHITECTS & CONSTRUCTORS

Email: justin.g@txrac.com

Fax #: (573) 552-8624

Engineer: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Hector Soto, Planner

Re:

Application Number: PL2012134

Application Type: Commercial Final Development Plan

Application Name: STANLEY EVENT CENTER, THE

Location: 308 SE DOUGLAS ST, LEES SUMMIT, MO 64063

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.

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:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. PRIVATE PARKING AGREEMENT. Provide copies of all signed private parking agreements for the minimum 179 shared parking spaces required for this use.

2. LIGHTING. Provide manufacturer specifications for all exterior light fixtures for review and approval. All exterior wall-mounted light fixtures shall be flat lens fixtures with 90-degree cut-offs so as to direct the light downward and so the light source is not visible from off the property.

3. ELEVATIONS.

- Label all the proposed exterior building material colors (including the man doors at the rear of the building) on Sheet A4.0.

- Label the proposed building material and color of the exposed exterior staircase.
- It is our understanding from the City's Codes Administration Department that the proposed windows on the north and south building elevations will have to be eliminated in order to meet building code. Provide revised elevations reflecting this change.

4. ROOF-MOUNTED MECHANICALS. It isn't clear from the plans how the roof-top units will be screened. The UDO requires roof-mounted equipment to be screened by parapet walls equal to the height of the mechanical equipment.

5. ROOF-TOP STRUCTURE. The third floor plan on Sheet A1.1 shows a structure radiating from the area where the storage room and roof deck lobby abut. Label the structure and the type of material.

6. BUILDING FOOTPRINT. The building footprint on the civil and landscape plans does not match the footprint on the architectural drawings.

7. PARKING LOT NOTES. Note #3 does not apply to this development. Remove this and any other notes from Sheet C.001 that do not apply to this specific project.

8. LOT LINES. Label the lot line dimensions.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C.100: Inserta-tees are not allowed. A wye must be cut into the existing sanitary sewer.
2. Sheet C.100: The fire line plan will be changing as per discussions with the architect. These changes must be reflected on the revised plan.
3. Sheet C.100: The location of the domestic water supply will be changing as per discussions with the architect. The final plan must be revised accordingly.
4. Separate engineering plans for the public storm line improvement will be necessary for the alleyway storm sewer extension.
5. A stormwater plan was lacking from the submittal. This plan should show all on-site improvements including sizing, length, and profile views. Hydraulic grade lines should be shown on the profile view. Downspout routing should be clearly shown on the plans.
6. Sheet C.050: Silt fence will not be an effective means for sediment control. It is recommended that straw logs and/or straw wattle be used in this instance due to the special conditions at the site.
7. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The Engineering Plan Review and Inspection Fee is based on this estimate. Please exclude the actual building from the estimate and any water lines 2" or less in diameter, but include all other costs associated with the project.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. The construction limits and details for work in the right-of-way are unclear, including brick pavers and sidewalk.
2. There appear to be non-applicable plan notes referencing one-way traffic flow.
3. Will there be any temporary traffic control needed? If so, reference details/plan.
4. Identify any signing or pavement marking changes to Douglas St. frontage where the driveway is removed and new space for on-street parking (or loading zone) will be available.