



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: Thursday, November 29, 2012

To:

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

Fax #: <NO FAX NUMBER>

Applicant: TXR Architects

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:

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please show the location(s) of the on-site stormwater collection system which will collect stormwater from the building and direct it toward the alley to the west. The location(s) and size of the piping should be clearly shown.

2. The ADA ramp should be labeled.

3. The water meter location should be clearly shown and labeled. The lid must be ADA-compliant.

4. The City requires that brick pavers be installed with a 4" thick underbase of portland cement concrete on a layer of clean sand between the concrete base and the paver. Please show a detail of this installation.

5. The note on Sheet C.001 under storm sewer should be changed to reflect the requirement that stormwater will be diverted to an underground system to be constructed in the western alley.
6. A valve will be required just beyond the tapping sleeve for the new 4" fire line. This must be called out as a restrained valve.
7. The domestic water line must be tapped off the existing water line rather than the fire line.
8. A separate set of engineering plans will be required for the storm sewer improvements within the alley to the west. This plan set should generally follow the concept plan shown in the Preliminary Development Plan. The new grated box at the upstream end of the alley will denote the beginning of the public improvement portion of the stormwater improvements for this project. All other aspects of the stormwater collection system (i.e., roof drain tie-in, storm lines from the building to the alley, etc.) will be considered private.
9. The Engineer's Estimate appears to be missing the brick paver construction, the on-site storm drainage construction, and the concrete flume.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. ROOF-MOUNTED MECHANICALS. The response letter from the architect to staff's previous comment regarding the screening of the RTUs indicates that a decorative iron and cedar fence will be utilized as screening. The City's Unified Development Ordinance (UDO) requires RTUs to be fully screened from view by the building's parapet walls being of a height equal to the height of the units being screened. The proposed wood fence screening cannot be approved as it does not satisfy the UDO requirement.
2. TRASH ENCLOSURE. Please confirm that there will be no exterior trash dumpster to serve the building and that any trash dumpster or other type of trash receptacles will be housed inside the building. If any trash receptacles will be kept outside, they shall be housed within an enclosure constructed of masonry walls with solid steel gates.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. 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.
2. The location of the fire department connection (FDC) was not shown on the plans. The FDC shall be located on the front of the building, or as approved by the fire code official.
3. "Fire Department- IFC 304.3.3 Capacity exceeding 1.5 cubic yards. Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines."

A dumpster enclosure (built to UDO requirements) was not shown on the plans. If provided, it will need to meet IFC and UDO requirements.

Traffic Review	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net
