



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: Friday, December 28, 2012

To:

Property Owner: STANLEY EVENT
SPACE LLC THE - Bryan King

Email: bryan@thestanleyeventspace.com

Fax #: <NO FAX NUMBER>

Applicant: TXR Architects &
Constructors - justin Generally

Email: justin.g@txrac.com

Fax #: (573) 552-8624

Engineer: ENGINEERING
SOLUTIONS - Matt Schlicht

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

Property Owner: KINGS CROWN
INVESTMENTS - Bryan King

Email: kingscrown1@msn.com

Fax #: <NO FAX NUMBER>

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:

Approved: See below and attached for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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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 FDC shall be located on the front of the building, or as approved by the fire code official. The location of FDC shall be provided on the plans for the automatic fire suppression plan. The location and design of the FDC on the plumbing plan is incorrect.

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.

4. Per Public Works comments, locate the exterior fire main valve as indicated. The valve shall be located so that closing it, or any existing valves on the line will not impair water flow to the neighboring building on the shared main under the street.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Condition(s) of Approval
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1. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
2. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.
3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
4. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
5. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.