



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Thursday, May 09, 2013

To:

Property Owner: STANLEY EVENT SPACE Email: bryan@thestanleyeventspace.com Fax #: <NO FAX NUMBER>
LLC THE

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

Property Owner: KINGS CROWN Email: kingscrown1@msn.com Fax #: <NO FAX NUMBER>
INVESTMENTS

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 six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-½"x11" to the Department of Planning and 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	No Comments
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Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813, and will supersede any drawings and/or plans contained within this set."

2. If this is a replacement sheet, please indicate this on the sheet.
3. Please refer to the previous approved Final Development Plan for brick paver installation. It appears there may be differences in the two.
4. A license agreement will likely be required to allow the request. The license agreement will be drafted by Public Works and executed prior to an Occupancy Permit.

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