



# 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  
Email:

Fax #: <NO FAX NUMBER>

**Applicant:** tri

Email:

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

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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:

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. As requested in the previous comment letter, 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. It should be labeled as "private" from the building to the public storm box to be constructed in the alley (i.e., the storm box in the alley will be considered public, but everything between it and the building will be considered private).

2. As requested in the previous comment letter, the ADA ramp should be labeled.

3. The water meter location should be clearly shown and labeled. It must be located outside the limits of the walking surface.

4. As requested in the previous comment letter, 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. Clean sand should also be swept into the joints following placement. Please show a detail of this installation.
5. As requested in the previous comment letter, 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. As requested in the previous comment letter, 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 using straddle blocks. Show the location of the straddle blocks.
7. As requested in the previous comment letter, the domestic water line must be tapped off the existing public water line rather than the fire line. Keep in mind that the water meter must be placed within right of way or an easement, but must not be placed within the walking surface of the sidewalk.
8. As requested in the previous comment letter, 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 public 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. As requested in the previous comment letter, the Engineer's Estimate appears to be missing the brick paver construction (including the concrete base discussed earlier), the on-site storm drainage construction (i.e., piping, headers, junctions, alley cuts and restoration of alley asphalt surfacing), and the concrete flume.

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Condition(s) of Approval

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.

