

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Monday, November 21, 2022

**To:**

**Property Owner:** REORGANIZED SCHOOL DIST NO 7 Email:

**Applicant:** MULTISTUDIO

Email:

**Engineer:** KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022374

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit North High School - Robotics Facility

**Location:** 901 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**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 Development Services Department at (816) 969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. The Design Criteria Modification Request should be combined into one (1) single pdf file with: 1) the template form, 2) the summary discussion (sealed), and 3) exhibits. Please combine these into one (1) single pdf file.
2. The 6 inch fire line appears to be connected to a private water line. Does this private water main connect to the public 12 inch main along Douglas St. with a backflow vault and backflow assembly? If not, a backflow vault and backflow assembly may be required near the 12 inch main near Douglas St. Please review and revise the drawings as necessary, as it appears there is no backflow vault near the 12 inch public main near Douglas St. If required by Water Utilities, this backflow vault and backflow assembly should be located outside of right of way and outside any public easements. Please see the Design and Construction Manual for more specific requirements for fire lines and backflow vaults, or contact me for further discussion.
3. A 2 inch domestic service line is shown connecting to what appears to be a private water main. It also shows an in-line backflow vault and backflow preventor, which should be shown within the building and not outside the building. Backflow vaults installed outside a building are generally limited to private fire lines rather than domestic water service lines. Please show the location of the water meter, including sizing information, near the public water main along Douglas St. (i.e., the 12 inch line near Douglas St.). No backflow vault is desired or required for a domestic service line, so please eliminate the backflow vault from the domestic line. Please revise as appropriate.
4. A two (2) inch domestic water service line is shown, but it is questionable whether this size line is appropriate for the building shown. Are you intending on installing a 2 inch meter? It would appear a 5/8 inch meter would be sufficient in this instance, and it would appear a 2 inch line would not be required. Please review and revise as appropriate.
5. Please show the location of the water meter and the size of the water meter. It should be located near the public 12 inch line near Douglas St., and within right of way or an easement and in an area readily-accessible to Water Utilities staff. If no easement is located in the area of the water meter, a separately-recorded water line easement may be dedicated.
6. It appears a water meter already exists near the private fire hydrant. Is there a reason why an additional water meter is being proposed? It may be possible to install a tee after the existing water meter, and utilize the existing water meter to service the new building. Please evaluate and revise as appropriate.
7. There were references to W(R) on the plan sheets (i.e., Water Line "Record"). What does this term refer to? We are seeing no such water line in our records. Please evaluate and revise as appropriate.

8. Due to the apparent confusion regarding water lines and fire lines, please contact me for further information. Alternatively, please consult the Design and Construction Manual "Water Mains" for further information regarding fire lines, domestic service lines, backflow vaults and backflow assemblies, etc.

9. Please revise the cost estimate as appropriate after making the revisions to the plans.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

A Knox padlock shall be provided on the gate if not already there.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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2. Water service backflow to be inside building.  
11/17/22 - still shown in yard on C500-B

3. Specify size, type, and location of water meter.  
11/17/22 - not found in plans