

PLANNING AND DEVELOPMENT

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

Date: Tuesday, May 21, 2013

To:

Property Owner: BBJV LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: INSTANT AUTO

Email: rmeyer@meyerlab.com
dustin@instantcreditkc.com

Fax #: (816) 847-6498

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: chris@davidsonAE.com

Fax #: (913) 451-9391

From: Hector Soto, Planner

Re:

Application Number: PL2013058

Application Type: Commercial Final Development Plan

Application Name: INSTANT AUTO

Location: 2151 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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 8-1/2"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	Corrections
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1. PARKING LOT. Revise the plans to reflect the new 10' setback that will be maintained from the north and south property lines.

2. SIDEWALK. The 5' sidewalk is shown to terminate at the ADA ramp on the north side of the driveway. The subject property is currently platted as a single lot. As a single lot, development of the property requires construction of the 5' sidewalk along the entire Independence Avenue frontage.

3. MECHANICAL EQUIPMENT. There is no indication of whether any exterior HVAC equipment will be ground-mounted or roof-mounted. Show the location of all ground- and/or roof-mounted equipment on the site

plan and/or building elevations to the extent possible. Ground-mounted equipment shall be totally screened from view up the height of the units with evergreen landscaping or masonry walls compatible to the building. Roof-mounted equipment shall be totally screened from view by extending the height of the parapet walls to a height at least equal to the height of the units being screened.

4. LIGHTING. The building elevations do not appear to show the use of any exterior wall-mounted light fixtures (wall packs). If being use, show any wall packs on the building elevations to the extent possible. Also, provide manufacturer specifications for the wall packs for review and approval. Wall packs shall incorporate full cut-offs so as to direct light downward to avoid light spillage and so the light source is not visible from off the property.

5. SIGNAGE. For your information, approval of the final development plan does not constitute approval for any signage that is shown on the plans. Signage is approved through a separate sign permit approval process that is administrative in nature.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Public water line extension plans were not submitted. The installation of the public water line extension along Independence Avenue will be required prior to any occupancy permit being issued for the building. Approval of the engineering plans for the water line extension will be required prior to approval of the Final Development Plan.

2. A drainage easement must be submitted for the northwest portion of the site from Independence Avenue to the creek. The City has standard forms for public easements which can be obtained from the City Right-of-Way Agent by calling 816-969-1800. Please do not record the executed document until the City has had a chance to review the proposed easement. After the easement has been reviewed by the City, the applicant must record the easement with the Jackson County Recorder of Deeds. A certified copy must be submitted to the City. This will be required prior to approval of the Final Development Plan.

3. There are other areas on the site where drainage easements are proposed. These easements all contain private storm drainage improvements and the City will not accept a public easement for these portions of the storm drainage system. If the applicant desires to grant an easement to the adjacent property owner, then this is acceptable. However, the City will not require this to be done.

4. A retaining wall is shown within an easement on the south side of the lot. This is not allowed.

5. Is there an easement on the east side of the property? Please check because the retaining wall may be in conflict.

6. Sheet C1.2: The water meter should be installed on the public side either within the right of way or an easement. It appears it is being proposed outside the easement.

7. The sidewalk must be extended to the end of the plat. It is currently being proposed only to the north side of the proposed driveway entrance.

8. Sheet C1.2: Is there a private easement for connection of the sanitary sewer force main?

9. Sheet C1.2: Note 6 shows a fire hydrant to be relocated. The new location appears to be very close to the sidewalk and may not be ADA-compliant and may also present a walking hazard. Please look at an alternate location further away from the sidewalk, but in the same general area.

10. Sheet C1.2: The proposed power pole location is too close to the public water main. A minimum separation of ten (10) feet should be maintained between the power pole and the water main.

11. It would appear that off-site easements will be required for the installation of storm lines onto the property to the north.

12. Sheet C4.1: The pavement sections do not comply with the Unified Development Ordinance concerning pavement thickness, base, and subgrade. In general, pavement thickness must be a minimum of 5 inches AC base overlaid with 2 inch surface course, underlain with either 12 inch prepared soil, 8" of aggregate or 9 inch fly-ash treated soil. In designated fire lanes, the requirements increase to 6 inches of AC base instead of 5 inches AC base, with all other aspects of the design the same. In lieu of these requirements, the applicant may choose to use our Residential Street Standard as shown on Table LS-2 of the Design and Construction Manual.

13. Sheet C1.2: Please show how the end of the private sanitary force main will be plugged.

14. As part of the final submittal package, a sealed Engineer's Estimate of Probable Construction Costs should be included. The Engineering Plan Review and Inspection Fee is based on this estimate and is calculated at 3% of the total project cost, plus a nominal water sample collection fee. Please include an itemized estimate showing all items necessary to construct the project, with the exception of the building and the lighting,

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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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