

PLANNING AND DEVELOPMENT

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

Date: Thursday, June 13, 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 8-½"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
------------------------	-------------------------------	-------------------------------------	-------------

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

1. As discussed in our previous comment letter dated June 11, 2013, pavement thickness, base and subgrade must meet the Unified Development Ordinance Article 12 for all areas of the parking lot (i.e., not just fire access lanes). Sheet C4.1 shows "standard pavement consisting of a 1.5 inch surface course over a 2" base course and AB-3 crushed stone. This is not sufficient to meet the minimum requirements. Please see the previous comment letter for specific

thickness requirements for: 1) fire access lanes and 2) all other areas including parking aisles, parking stalls, etc. Finally, the commercial entrance must be a minimum thickness of 8 inches KCMMB concrete.

2. The drainage easement discussed in the previous comment letter did not appear to be contained within the resubmittal package. This will be required prior to approval of the Final Development Plan.

3. The public water main plans along the east side of Independence Avenue were submitted and are currently under review. These plans will need to be approved prior to approval of the Final Development Plan. The water line must be substantially complete prior to the issuance of a Certificate of Occupancy.

4. The vacation of easement request for the easement in conflict with the retaining wall will need to be approved prior to approval of the Final Development Plan. If there are objections by any public utility, then it is possible that the location of the building may need to be adjusted.

5. The Engineer's Estimate must be revised to reflect the increased cost associated with the thicker parking lot pavement. It must also include any grading and compaction.

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

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
-----------------------	--------------------------------	--	-------------
