
PLANNING AND DEVELOPMENT**Commercial Final Development Plan
Applicant's Letter**

Date: Tuesday, November 12, 2013

To:

Property Owner: T & J REAL ESTATE LLC Email: Fax #: <NO FAX NUMBER>

Applicant: DIXON + ASSOCIATES Email: troy@dixonslc.com Fax #: (801) 595-8900

Engineer: DAVIDSON ARCHITECTURE & ENGINEERING Email: chris@davidsonAE.com Fax #: (913) 451-9391

Property Owner: Tom Watkins Email: watkinsgt@yahoo.com Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2013133

Application Type: Commercial Final Development Plan

Application Name: VOLKSWAGEN OF LEE'S SUMMIT

Location: 2225 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	Corrections
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1. RIGHT-OF-WAY DEDICATION. Will the right-of-way necessary for the future roundabout on Independence Ave be dedicated by plat or by separate document? Dedication through either means is acceptable. However, dedication via plat may take longer due to plat applications having to go through the Planning Commission and City Council for approval. No building permits will be issued until the right-of-way is dedicated.

2. SECURITY GATES. Is a security gate of any kind being proposed for the property entrance? If so, a Knox Box will need to be provided to allow for Fire Department access to the property during non-operating hours. Please contact Asst. Chief Jim Eden at 816-969-1310 regarding Knox Box requirements.

3. ACCESSIBLE PARKING SIGN. Note #9 on Sheet C1.1 calls out the ADA parking sign as being that shown in the Volkswagen Signage Package (Sheet G1.4). The sign called out in said package is not the City standard, therefore is not allowed. The type of sign to be installed at the head of every ADA parking space shall be the type R7-8 (white background, green text, green border and blue wheelchair symbol) as identified in the Manual on Uniform Traffic Control Devices (MUTCD).

4. PAVEMENT DETAIL. The proposed pavement thickness profile on Sheet C4.1 does not comply with the City's standard. See Section 12.120.F of the UDO for the required pavement thickness profile.

5. SIGNAGE. Approval of the dealership wall and monument signs require separate Sign Permit Applications. Signage will be limited to the 7 wall signs and 3 monument signs granted by the City Council as part of the preliminary development plan approval.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note on the cover sheet stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."

2. Will the additional right of way be dedicated by separate document?

3. Will the existing private sanitary sewer force main be abandoned and replaced?

4. The water meter (whether existing or proposed) should be relocated near the entrance to the new dealership. The current placement (or proposed placement as the case may be) is such that it will be located on a steep slope with dangerous access for Water Utilities personnel. Please relocate this meter to a relatively flat location (within an easement or right of way) near the entrance to the dealership.

5. Sheet C4.1: "Standard Pavement" section does not meet the design criteria specified in the Unified Development Ordinance (UDO) Article 12. Please refer to the UDO for specific thickness requirements of the asphaltic concrete surface and base course, as well as the subgrade.

6. What are the impacts of the grading activities on the water line? It appears there may be issues with water mains being too shallow (i.e., less than 42" in depth). If this is the case, then the water line(s) must be relocated vertically or horizontally. Separate engineering plans will be required for relocation of the water main(s).

7. Please specify the contour interval on Sheet C2.2.

8. Sheet C3.1: Please label the end of the 48" CMP with a note stating "36" Orifice Plate Welded to End" or similar language.

9. Please add a note to Sheet C1.1 stating that tactile warning devices (i.e., truncated domes) are not allowed at ADA-ramps serving private entrances.

10. Please show the location of the Fire Department Connection (FDC). Please see the Fire Department's comments related to placement of fire hydrants in relation to the FDC.

11. Will geogrid be used for the construction of the modular block wall along Independence Avenue? If so, it would appear it will be encroaching into the utility easement. This could have a significant impact on the City's ability to maintain the water main along Independence Avenue. It may be necessary to consider a free-standing concrete retaining wall for this project since any subsequent disturbance of geogrid by utility contractors or the City would likely lead to retaining wall failure.

12. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. This estimate should be itemized along with item description, units, unit cost, and extended cost. Items to include in the cost estimate include: 1) all grading, 2) detention basin construction, 3) parking lot construction including curb and gutter, asphaltic concrete, subgrade preparation, 4) storm sewer construction including all piping, structures, boxes, manholes, 5) water lines including domestic service greater than 2", fire lines, backflow vaults, valves, valve boxes, fire hydrants, thrust blocks, bends, tees, fittings, and pipe, 6) sanitary sewer line and structures, 7) infiltration trench and structures, 8) commercial entrance, 9) sidewalk, 10) swale grading, 11) turf reinforcement mat, 12) sod if used, 13) erosion and sediment control, 14) rip rap, 15) all other items necessary to complete the site work.

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.

For information only.

2. Fire Department- A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The location of the FDC was not shown. If using the existing FDC, the location meets requirements.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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