

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, December 04, 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

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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 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:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. RIGHT-OF-WAY DEDICATION. The necessary right-of-way for the future roundabout on Independence Ave has yet to be dedicated. The dedication can be done either through a final plat or by separate document. No building permits will be issued until the necessary right-of-way is dedicated.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The pavement detail for driving surfaces (i.e., heavy duty asphalt on Sheet C4.1 calls out a 2" surface course asphaltic concrete surface course over a 5" base course. The geotechnical report recommends a 2" surface course over a 6" base course. Please reconcile this discrepancy.
2. Where will the fire lanes be constructed? The geotechnical report recommended a 2" surface course asphaltic concrete over a 7" base course.
3. Sheet C1.3: A discrepancy exists on the location of the new water meter. It is shown in the same location as currently exists, but does not reconcile with that shown on Sheet C1.1. It should be located near the entrance in a relatively flat location as shown on Sheet C.1.
4. Please verify in writing that any geogrid installed for the southern portion of the retaining wall (i.e., south of the roundabout) will not protrude into the utility easement.
5. In the applicants response the the question concerning depth of cover for the existing water main(s), the applicant stated that there should not be any impact due to minimal grading in these areas. What differences in elevation over the existing water line(s) are going to exist after final grading? Has the applicant requested any as-built record drawings of the water main(s) from our Records Technician? As previously discussed, if the final grading results in the water main having greater than seven (7) feet of cover, or if final grading results in the water main having less than 3.5 feet of cover will require the water main to be relocated either vertically or horizontally at the applicants expense.

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**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.

3. Fire Department- 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 and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

The gate has been added and shall be provided with a Knox padlock. If not already present, a Knox box shall be provided on the building above the FDC. Contact the fire department for a Knox lock application.