

PLANNING AND DEVELOPMENT

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

Date: Wednesday, May 04, 2016

To:

Applicant: DAVIDSON ARCHITECTURE & ENGINEERING Email: Justin@DavidsonAE.com Fax #: (913) 451-9391

Property Owner: JOHN OHRAZDA Email: JOHN.OHRAZDA@CITYOFLS.NET Fax #: <NO FAX NUMBER>

Engineer: DAVIDSON ARCHITECTURE & ENGINEERING - PAUL MILLER Email: paul@davidsonae.com Fax #: (913) 451-9391

Architect: DAVIDSON ARCHITECTURE & ENGINEERING Email: Justin@DavidsonAE.com Fax #: (913) 451-9391

From: Ron Seyl, Planner

Re:

Application Number: PL2015180

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT HONDA PARKING LOT ADDITION

Location: 301 NE COLBERN RD, LEES SUMMIT, MO 64086

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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. OPEN YARD SHRUBS

Based on the Landscape Plan, 30 open yard shrubs are required but only 12 open yard shrubs are shown on the Plan. Please add an additional 18 open yard shrubs.

3. STREET FRONTAGE TREES

Please submit a revised Landscaping Plan that show trees a minimum of five (5) feet from the existing 30" water transmission main, as measured from the outside of the transmission main, to the outside of the mature tree trunk. Indicate the location of the transmission main on the landscape plan, as well a note stating that all trees to be planted along NE Colbern Rd are to be planted a minimum of five (5) feet from the existing main. Please submit the normal number of copies of this plan for attachment to the existing plans.

4. FDP APPROVAL

Please note that the final development plan cannot be approved, nor can any necessary building permits be issued, for the parking lot addition until such time as the following items are completed:

1. A fully executed lease agreement for the subject parking lot site shall be signed by the City/Airport and Lee's Summit Honda.

5. All drive aisles shall be a minimum of 28' wide (back -of-curb to back-of-curb). All drives are shown as being 26' wide.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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6. Submit a Land Disturbance Permit application and the required plan, fees, and attachments to the Development Inspector. Since there is no building permit associated with this application, a separate Land Disturbance permit from the City shall be required.

7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

1. Please submit a revised Landscaping Plan that show trees a minimum of five (5) feet from the existing 30" water transmission main, as measured from the outside of the transmission main, to the outside of the mature tree trunk. It appears the trees are shown directly on top of this line. Please submit the normal number of copies of this plan for attachment to the existing plans.

2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$9,323.50 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.

3. Contact Development Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

4. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Fire Review	Jim Eden	Assistant Chief	No Comments
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(816) 969-1303

Jim.Eden@cityofls.net

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Approved with Conditions

1. Consider lowering the overall site elevation. There is unstable soil in the area, evident by adjacent land slide occurring. A lower site elevation would also eliminate future needs to regrade for adjacent trailways and coordination with borrow material for the airport expansion project.