

PLANNING AND DEVELOPMENT

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

Date: Friday, September 02, 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

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Planning and 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections

1. Label the width of the southern most drive isle on Sheet C1.1
2. Label the parking lot setback from the south property line.
3. - Submit a revised photometric plan that includes the proposed lighting for the additional portion of the parking lot. The photometric diagram shall indicate the foot candle levels throughout the site and at the property lines.
- The revised photometric plan shall include the location, height, intensity and type of outside lighting fixtures for the entire parking lot addition. - Include additional specification sheets if the light fixtures and wattage on the additional parking lot area differ from what was proposed on the initial parking lot.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
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1. 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.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. 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.
4. 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.
5. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities.

6. 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.