

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, September 27, 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:** Hector Soto, 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

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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.

**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.

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**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:**

<b>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C3.1: Proposed and existing grades do not appear to have shown up on the profile view. Please correct.
2. Is the stormwater system sufficient to manage stormwater on a 2.8 acre site? It would appear an additional inlet would be required.
3. An Engineer's Estimate of Probable Construction Costs (revised) should be submitted along with your final submittal drawings.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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