

PLANNING AND DEVELOPMENT

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

Date: Monday, October 10, 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

Electronic Plans for Resubmittal

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.

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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
------------------------	-------------------------------	-------------------------------------	-------------

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	-----------------------------------------------------	-------------

1. Please refer to the previous applicant letter dated Sept. 27, 2016. Is the stormwater system sufficient to manage stormwater on a 2.8 acre site? It would appear an additional inlet would be required since all of the stormwater will be directed to the northwest corner of the site. The response dated Sept. 28, 2016 made reference to Sheet C3.1, but this sheet shows calculations for the stormwater detention system. In general, an inlet should be positioned to capture no more than 2 acres of drainage area. Otherwise, there is concern that the system will be overloaded.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	------------------------------------------	-------------

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	----------------------------------------------------	-------------
