



# City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063  
(816) 969-1600 Fax (816) 969-1619

## Commercial Final Development Plan Review

**Date:** Thursday, April 04, 2013

**To:**

**Property Owner:** DACUR  
INVESTMENT COMPANY INC

Email:

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**Applicant & Engineer:** PHELPS  
ENGINEERING, INC - Judd  
Claussen

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**Architect:** BRR ARCHITECTURE -  
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**Other:** CURRY REAL ESTATE -  
Mike Sweeney

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**From:** Chris Hughey, Planner

**Re:**

**Application Number:** PL2013023

**Application Type:** Commercial Final Development Plan

**Application Name:** FREDDY'S FROZEN CUSTARD & STEAKBURGERS

**Location:** 194 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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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 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

### Required Corrections:

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#### Planning Review

Chris Hughey  
(816) 969-1603

Planner

Christopher.Hughey@cityofls.net

Corrections

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1. Sheets A201 and A202. The rooftop mounted HVAC unit towards the northeast and southeast corners of the building appear to slightly extend above the roof parapet. The parapet wall will need to be raised to cover this additional height. However, if these units are behind the taller second tier parapet wall then please provide a note on the plans stating so.

2. Provide documentation from MoDOT stating their acceptance of the parking lot screening shrubs and irrigation system within the state right-of-way of Oldham Pkwy. An email notification from MoDOT would be accepted.
3. Sheet L001. Add a note to this sheet stating all areas not covered by impervious surface or other landscaping material shall be covered with sod. Refer to Section 14.090 of the City's Unified Development Ordinance (UDO).
4. Sheet L001. Add a note stating all parking lot screening shrubs (fronting onto Oldham Pkwy.) shall have a minimum height of 18 inches at the time of planting and a minimum mature height of 2.5 feet at full maturity. Refer to Section 14.120 of the UDO.
5. Sheet L001. Add the parking lot screening calculations of 12 shrubs per 40 linear feet of parking lot street frontage per Section 14.120.C.1 of the UDO. Please note the provided shrubbery does meet this requirement, only documentation on the plans similar to the other calculations is required.
6. Sheet L001. Correct the open space tree calculations to 1 tree per every 5,000 square feet of open space. Please note this will require only 2 trees instead of the 3 shown. However, exceeding the required 2 trees is permitted and encouraged if possible. See Section 14.090.B.3 of the UDO.
7. Sheet C7. The detail of the accessible parking spaces signage shall be corrected to have a height of 5 feet (or 60 inches) from the under side of the accessible parking symbol sign (MUTCD R9-8b) to ground level. Refer to Section 12.080.I of the UDO.
8. Sheet C7. Correct the accessible parking sign detail to use model number R7-9 from the Manual of Uniform Traffic and Control Devices (MUTCD).
9. Sheet C7. Please clarify if the sidewalk in front of the accessible parking spaces is at grade level or if the sidewalk will be lowered just at the hatching section. If the sidewalk in front of the spaces is at the same height as the rest of the sidewalk please remove the curb blocks. Refer to Section 12.120.F.e and Section 12.080.G of the UDO.
10. Sheet C3, C4, C5, & C6. A total of 4 car stacking spaces shall be provided from the drive through window (Note: this has been met) and the menu board (not been met). Staff recommends moving the menu board sign south of the rear sidewalk to meet this requirement. Refer to Section 12.070.A and Table 12-2 of the UDO.
11. Sheet A202 and color renderings. The rear service door shall be painted to match the surrounding facade. Refer to Section 7.130.C.6 of the UDO.
12. Please note the flag pole may have a maximum height of 25 feet and must display an official government flag, not an advertising or commercial flag.
13. Recommendation. Staff recommends adding light fixture shields to the fixtures that illuminate the flag to hide the light source from public view and direct the light towards the flag and flag pole.
14. Please note separate sign permits will be required for the 3 wall signs and 1 monument sign.

1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813". This language needs to be specific to Ordinance 5813.
2. An erosion and sediment control plan appears to be missing from the plans. All plans, regardless of project size, are required to include an erosion and sediment control plan. The plan must address pre-construction activities, on-going construction activities, and post-construction activities related to erosion and sediment control.
3. Please be aware that the drainage improvements within State of Missouri right of way will require approval from MoDOT. An email from MoDOT will be sufficient verifying their acceptance of the design.
4. Sheet C6: The new sanitary sewer lateral cannot be directly connected to the manhole as shown. A new wye must be cut-in to the existing sanitary sewer line and the connection made to that point. The new connection point must be a minimum of five (5) feet from the outside of the manhole.
5. Sheet C8: The utility trench details are incorrect. Aggregate should be shown a minimum of 6" above the top of pipe.
6. Sheet C6: The 4" water line is lacking the locations of thrust blocks and tees. Please label these locations and refer to the standard City detail.
7. Sheet C6: Please show the location of the Fire Department Connection.
8. Sheet C7: The curb and gutter detail should follow the Unified Development Ordinance in terms of subgrade. This would include the requirement that the subgrade be constructed with 12" prepared soil, 8 inches of aggregate, or 9 inches of fly ash treated soil. As an alternative, it is acceptable to use the residential street standards for subgrade contained in the Design and Construction Manual. This would include either 6 inches of subgrade stabilization as defined in the Design and Construction Manual or Geogrid in lieu of subgrade stabilization.
9. Sheet C7: The water valve detail is not the same as our City standard detail for valve boxes. Please see the new standard detail. As an alternative, it is acceptable in this case to merely call out the location of the valve box on the plans and specify the standard detail on the plan view.
10. Sheet C8: Sidewalk ramp details are not current and should be removed. Since there do not appear to be any public sidewalks pertaining to ADA-accessible ramps, it is acceptable to remove all references to ADA-accessible ramps entirely from the plan set.
11. Sheet L002: It is not clear whether a separate meter is being proposed for the irrigation system or whether the irrigation system is going to be fed from the building. In any case, the water meter location shown on the plan view is not correct in that it is going to be moved. If a separate water meter is being proposed for the irrigation system, then it's location should be shown on the plans.
12. It appears that the KCP&L transformer will be placed within 7 feet of the existing sanitary sewer line. The Design and Construction Manual requires a minimum separation of 15 feet. Are there any alternative locations to place the transformer? Please note that the interest is in the transformer itself and not necessarily the concrete pad.

13. A sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this cost, and is calculated at 3% of the total plus a nominal water sample collection fee. Please provide an itemized list of improvements necessary to construct the project, including all aspects of the project except for the building construction.

<b>Fire Review</b>	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.

2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The FDC is not shown on the plans. If located on the southwest corner of the building it will meet the requirement.

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