

PLANNING AND DEVELOPMENT

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

Date: Thursday, May 09, 2013

To:

Property Owner: DACUR INVESTMENT
COMPANY INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: PHELPS ENGINEERING, INC -
Judd Claussen & Jeff Laubach

Email:
jclaussen@phelpsengineering.com &
jlaubach@phelpsengineering.com

Fax #: (913) 393-1166

Architect: BRR ARCHITECTURE - Kathy
Kem & Sarah Murray

Email: kathy.kem@brrarch.com &
sarah.murray@brrarch.com

Fax #: (913) 262-9044

Other: CURRY REAL ESTATE - Mike
Sweeney

Email: msweeney@curryre.com

Fax #: <NO FAX NUMBER>

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

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review

Chris Hughey
(816) 969-1603

Planner
Christopher.Hughey@cityofls.net

Approved with Conditions

1. Sheet AS101. Flag poles are allowed to have an overall height of 25 feet, the detail sheets shows a 30 foot flag pole. This needs to be lowered to meet the 25 foot height limit. Plan resubmittals are not required.

2. Separate sign permits shall be obtained prior to installation of any signs through the Department of Planning and Development.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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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 \$5,493.10 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes 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. This includes the message board, private stormwater, and KCP&L transformer.
5. Any public improvements will require two (2) CD ROMs with the plans in TIFF format.
6. An email from Freddy's will be required which essentially states that any future repair to our 10 inch sanitary sewer will not include any repair or replacement of the message board. If the situation arises where repair to our sanitary sewer line is needed, coordination will occur between the City and Freddy's to allow removal of the message board by Freddy's, and Water Utilities will try to work around the foundation for the message board but may need to remove it based on site conditions. The City will not replace the message board foundation or the message board itself. Freddy's will be responsible for all re-installation of the message board including any wiring, foundation, or any other work necessary to replace the message board.
7. There are two (2) trees proposed on top or very close to our sanitary sewer. As per a conversation with Judd Clausen, the locations of these trees must be changed slightly and the plans were noted in red by Public Works. Coordination with Chris Hughey will be required prior to planting of the trees so that a minimum of 5 feet is maintained between the tree and the sanitary sewer line.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
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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.

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