

PLANNING AND DEVELOPMENT

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

Date: Friday, August 23, 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 and 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 #: (816) 452-4757

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
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1. Please send an elevation detail or rendering of the canopy structure located over the menu boards. This can be submitted by hard copy or emailed to Chris Hughey at christopher.hughey@cityofls.net.
2. All roof top mechanical units shall be screened by the parapet wall equal to the height of the units.
3. All parking lot screening shrubs shall have a minimum height of 18 inches at the time of planting and shall be capable of growing to an overall height of 2.5 feet (or 30 inches) measured from the surface grade of the adjacent parking lot.

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 \$183.00 (which is based on 3% of the total infrastructure cost which includes a credit for previous amounts paid) 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.
5. Any public improvements will require two (2) CD ROMs with the plans in TIFF format. This includes the public sanitary sewer improvements shown on the utility plan sheet.
6. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit from the Codes Department. Approval of these plans does not constitute approval of the erosion control plan. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.

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
