
PLANNING AND DEVELOPMENT**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, March 19, 2015

To:

Applicant: KRAFT THOMAS
ANTHONY-TRUSTEE &

Email: kraftt@lawnandleisure.com

Fax #: (816) 524-0502

Property Owner: KRAFT THOMAS
ANTHONY-TRUSTEE &

Email: kraftt@lawnandleisure.com

Fax #: (816) 524-0502

Property Owner: KRAFT THOMAS
ANTHONY TRUST

Email:

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014054

Application Type: Commercial Final Development Plan

Application Name: CHAPMAN PLAZA II

Location: 710 SE BLUE PKWY, LEES SUMMIT, MO 64063
706 SE BLUE PKWY, LEES SUMMIT,
MO 64063

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:**Required Corrections:**

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

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
------------------------	-------------------------------------	--	-------------

1. Revise Final Development Plan name to include Lawn & Leisure Addition.
2. Revise Final Development Plan (FDP) boundaries to include 706 SE Blue Parkway in order to clarify what is being included in this FDP.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
-----------------------	--------------------------------	--	---------

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$1,337.00 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration 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. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities. Contact Barton Reese at (816) 969-1800 for new land disturbance permitting details.
6. Private pavement sections shall either follow Article 12 of the UDO or Table LS-2 or LS-3 of the Design & Construction Manual for pavement thickness and base requirements.
7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.