

January 22, 2026

Mr. Joe Frogge  
Lee's Summit Missouri – Development Services  
220 SE Green Street  
Lee's Summit, Missouri 64063

Re: Einstein Bros Bagels  
418 NW Chipman Road, Tenant A  
Lee's Summit, Missouri 64064  
Project No. 25154.000

Dear Mr. Frogge:

Please see below for our responses to the plan review comments emailed on January 2, 2026, for the above referenced project:

**Licensed Contractors: REJECTED**

1. **Plan Review Comment:** “1. Lee's Summit Code of Ordinance, Section7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors”.

**Response:** Licensed MEP contractors and subcontractors will be chosen and provided to your office prior to permit pick up.

2. **Plan Review Comment:** “2. Lee's Summit Code of Ordinance, Section7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact”.

**Response:** Licensed General Contractor's company, name, email address, and phone number will be provided to your office prior to permit pick up.

**Building Plan Review: REJECTED**

1. **Plan Review Comment:** "1. A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$11,657.25.

**Response:** Noted; fee will be paid prior to permit pick up.

2. **Plan Review Comment:** "2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational".

**Response:** Noted; Jackson County's Environmental Health Division's is currently reviewing the project.

3. **Plan Review Comment:** "3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational".

**Response:** Noted; Jackson County's Environmental Health Division's is currently reviewing the project.

4. **Plan Review Comment:** "4. Waste piping as designed does not match approved shell plans.

Action required: Coordinate actual location of waste piping and grease interceptor with shell design. Amend plans as required".

**Response:** Please refer to the updated Plumbing Sheets and Engineer's response letter included with this resubmittal.

5. **Plan Review Comment:** “5. 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture load from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

Action required: Provide Type II hood(s) over cooking equipment or provide verification that equipment is listed as non-vented and that the hvac system has been designed to overcome the heat and humidity”.

**Response:** Please refer to the Engineer’s response letter included with this resubmittal.

6. **Plan Review Comment:** “6. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer’s report to verify that existing roof structure will support additional load”.

**Response:** Please refer to the Engineer’s response letter included with this resubmittal.

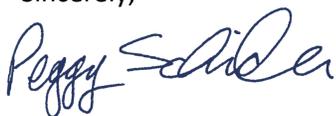
7. **Plan Review Comment:** “7. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This site has been assigned the address of 418 NW Chipman Rd. Please update your records and inform your client”.

**Response:** The address has been corrected throughout the set.

This concludes our response to the plan review comments. If you have questions, please let us know. We appreciate your assistance in this plan review process.

Sincerely,



Peggy J. Schindler  
Senior Project Manager