

DEVELOPMENT SERVICES

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

Date: Friday, October 31, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Applicant: Mark Parretta, Genlumis

Email: mparretta@genlumis.com

Engineer/Surveyor: KAW VALLEY ENGINEERING

Email: MALINOWSKY@KVENG.COM

Review Contact: Jayce Penner, Kaw Valley
Engineering

Email: penner@kveng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025287

Application Type: Commercial Final Development Plan

Application Name: Smalls Sliders - Oldham Village

Location: 210 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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 Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PROPERTY BOUNDARY INFORMATION. The labeled dimensions for the east and south property lines don't match the plat.
2. ADA ACCESSIBLE ROUTE. Label the accessible route from the accessible parking space to the building entrance. Label the slopes and cross-slopes of the route.
3. SIGNAGE. Review and approval of all proposed signage is done under separate cover by submitting for sign permit approval through the following website: <https://devservices.cityofls.net/Account/Logon>. All documents related to the proposed signage are uploaded through said website.
4. LANDSCAPE PLAN -- PLANT SCHEDULE. Burning Bush is classified as an invasive plants species in Missouri. Replace the proposed Burning Bush with a different deciduous shrub.
5. TRASH ENCLOSURE. The detail on Sheet A4.02 calls out the use of composite fencing material as the trash enclosure walls.

To comply with City standards, all outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit the following:
 - The Engineer's Estimate of Probable Construction Costs.
 - The SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Add the following notes to the plans:
 - All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
 - The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.
3. Show and label all utility easements throughout the plan set.
4. Label the size of the public water main and sanitary sewer where connections will be made.

5. Show the water meter located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. (LS 6901 L. Water Meters). Soft type "K" copper service line shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer). Domestic service connection to the public water main shall be with corporation stops, use of a tapping sleeve is not allowed. Add City standard detail WAT-11.
6. Add a reducer to the sanitary sewer service line for the stub connection to transition from the existing 6-inch sanitary stub.
7. Add the storm drainage maps and inlet/pipe calculations to the plans.
8. For storm structure A-2, please verify that the crown of the incoming pipe is at or above the crown of the existing pipe in the structure. Verify that this structure and all other structures are in accordance with APWA Section 5604.5 (Inverts and Pipes) regarding the minimum drop through the structures and all other requirements.
9. Revise the pavement sections to reflect the City's paving requirements for material type/thickness and base/subgrade requirements. Add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
10. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. The City standard detail does not show this, so please provide either a standalone curb detail or add the curb detail to the typical pavement section.
11. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure the plans include all site-specific width/length dimensions, elevation callouts, running slope callouts, and cross-slope points for the construction of ADA-accessible ramps and sidewalks. Include all ADA facilities for access to the building and through the driveway along the right-of-way.
12. Add a note to the landscape plan that states that only ornamental shrubs or trees may be planted within any easement.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
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1. This review is for site work only. Architectural plans/elevations will be reviewed at building permit process. See PRCOM2028584
2. Specify water piping materials. Piping from main to 10' past meter must be copper.
3. Provide complete electrical site plan. Must include all circuitry as well as a light pole base detail.