

PROJECT INFORMATION:

Legal Description From ALTA survey provided by developer:

Lot 1, PIZZA HUT ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part conveyed to the City of Lee's Summit by the Right-of-Way Deed recorded as Document No. I-667242, in Book I-1500, Page 1736.

Property Address: 1103 SW Oldham Parkway  
Lee's Summit, MO 64081  
Current Zoning: CP-2 - Planned Community Commercial  
Proposed Zoning: CP-2 - Planned Community Commercial - No Change  
Current Use: Commercial - Former Restaurant now Vacant  
Proposed Use: Commercial - Quick Service Restaurant

SITE DATA  
Lot Area: 33,661 S.F. (0.77 Ac.)

BUILDING DATA  
Existing Building Area Removed: 2,937 S.F.  
Proposed Building Area: 1,925 S.F.  
Existing Floor Area Ratio (F.A.R.): 0.55  
Proposed Floor Area Ratio (F.A.R.): 0.55  
Setback from street required by code 15 Ft.  
Setback provided from street 52 Ft.  
Setback from interior side yards required by code 10 Ft.  
Setback from interior side yard provided 16 Ft.  
Setback from rear yard by code 20 Ft.  
Setback from rear yard provided 55 Ft.

PARKING DATA  
Code Requirement: 14 Stalls/1,000 S.F.  
Parking Spaces Required(1,925/1,000 x 14) 26.95(27 Spaces)  
Parking Spaces Proposed: 27 Stalls (Incl. 2 ADA)  
Parking lot setback required from street per code 20 Ft.  
Existing parking lot setback provided from street 7 Ft. (modification requested)  
Parking lot setback required from interior side yard per code 6 Ft.  
Parking lot setback provided from interior side yard 4 Ft. (modification requested)  
Parking lot setback from residential lot line per code 20 Ft.  
Existing parking lot setback provided from residential lot line Varies 10-20 Ft. (modification requested)  
Drive up lane setback from residential per code 100 Ft.  
Drive up lane setback from residential proposed 45 Ft.(modification requested)  
Outdoor patio setback from residential per code 100 Ft.  
Outdoor patio setback from residential proposed 95 Ft. (modification requested)

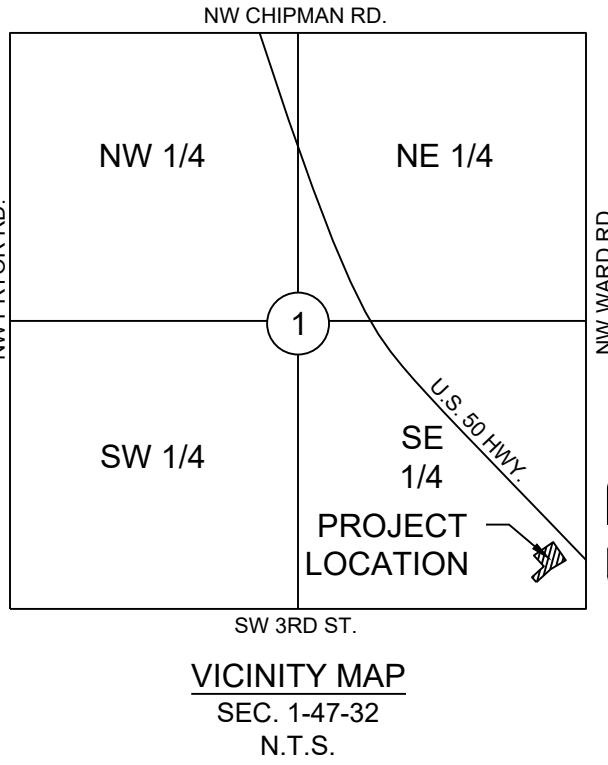
SITE DATA TABLE		
LOT AREA:	33,661 SQ. FT. (0.77 AC)	
	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA	2,937 S.F. (8.7%)	1,925 S.F. (5.7%)
PAVEMENT/DRIVE AREA	25,334 S.F. (75.3%)	25,294 S.F. (76.9%)
OPENLANDSCAPE AREA	8,328 S.F. (24.7%)	8,367 S.F. (24.8%)

TOTAL IMPERVIOUS AREA DECREASED 1,052 S.F.



1-800-344-7483 or 811  
mo1call.com

FLOOD NOTE:  
According to the Flood Insurance Rate Map of FEMA, Panel 417 of 625, Map # 29095C0417G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.  
OIL/GAS WELL NOTE:  
There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

OLDHAM PKWY - CHIPOTLE  
PRELIMINARY DEVELOPMENT PLAN

1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	05-21-2021
PROJ. NUMBER:	21-077

SITE PLAN

SHEET

C1.0

APPLICANT:  
RED Architecture + Planning  
Attn: Abby Arnold  
589 W Nationwide Blvd Suite B  
Columbus, Ohio 43215  
P: (614) 487-8770 Ext: 247  
Email: aaronold@redarchitects.com

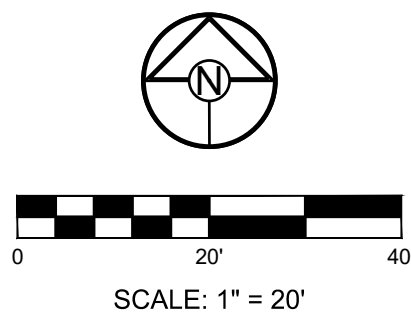
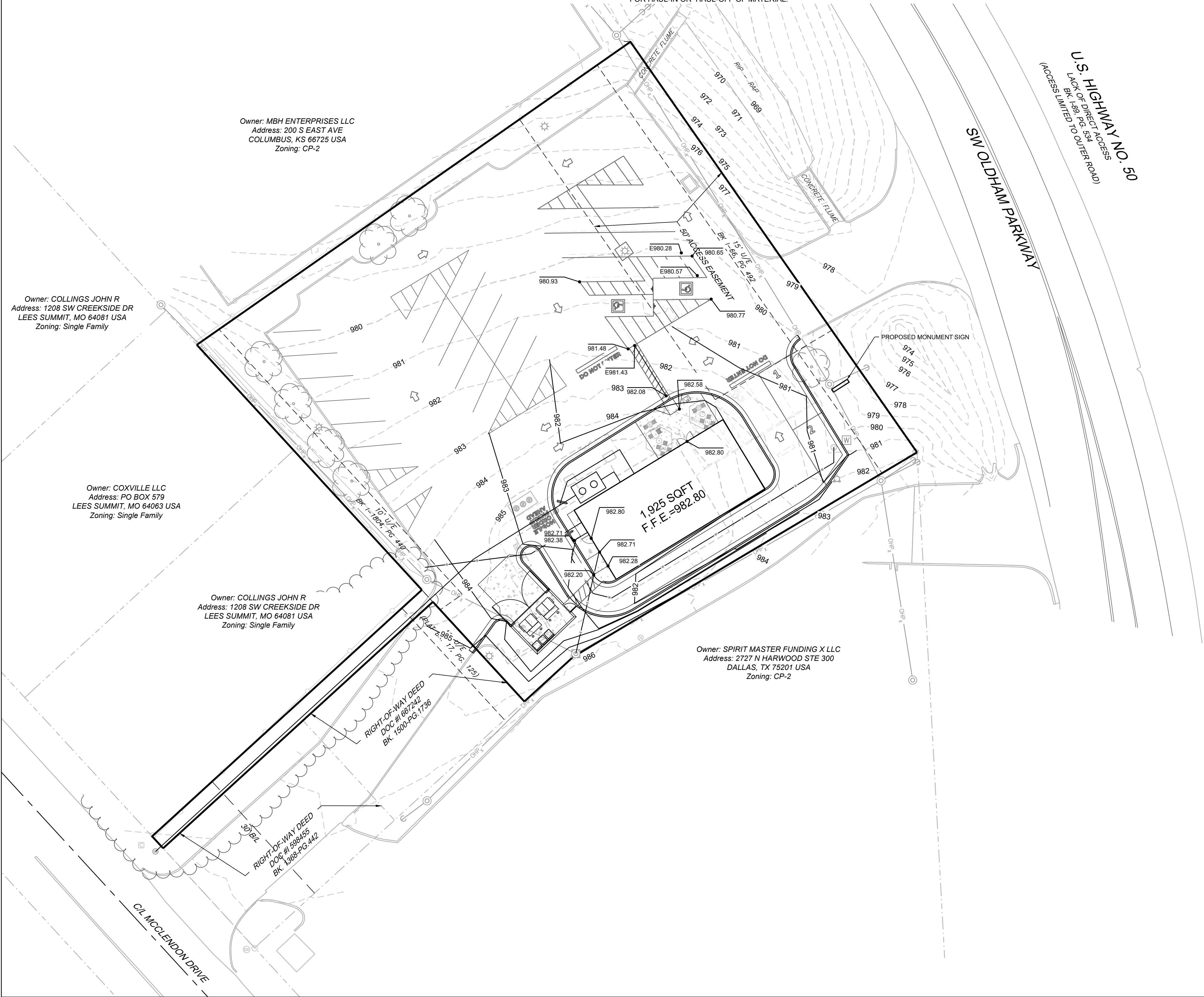
GRADING NOTES:

1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SUMMIT SURVEY COMPANY VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

GRADING LEGEND:

- \*XXX.XX EXTG. SPOT ELEVATION  
•XX.XX PROPOSED TOP OF CURB ELEV.  
•XX.XX PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION  
F.F.E. FINISHED FLOOR ELEVATION  
- - -1023- - - EXISTING CONTOUR  
————1023———— PROPOSED CONTOUR

\* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.



**APPLICANT:**  
RED Architecture + Planning  
Attn: Abby Arnold  
589 W Nationwide Blvd Suite B  
Columbus, Ohio 43215  
P: (614) 487-8770 Ext: 247  
Email: aaronold@redarchitects.com

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

OLDHAM PKWY - CHIPOTLE  
PRELIMINARY DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

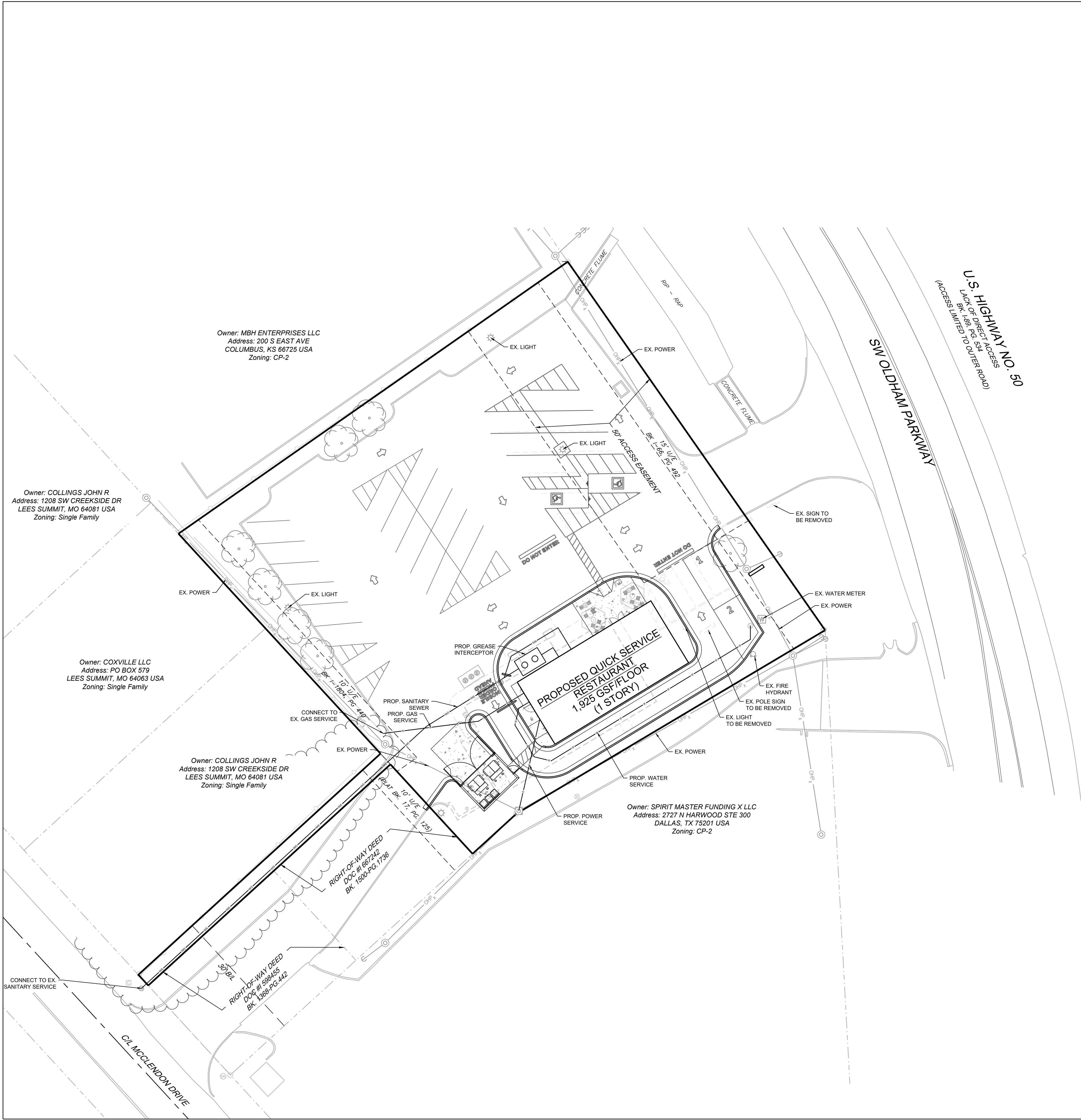
REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	05-21-2021
PROJ. NUMBER:	21-077

SITE GRADING  
PLAN

SHEET

C2.0



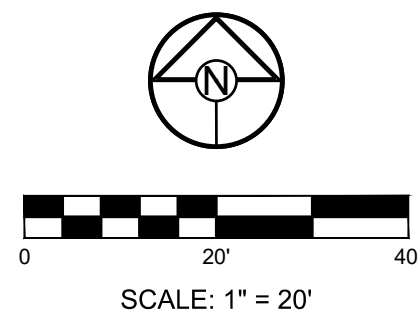
Owner: MBH ENTERPRISES LLC  
Address: 200 S EAST AVE  
COLUMBUS, KS 66725 USA  
Zoning: CP-2

Owner: COLLINGS JOHN R  
Address: 1208 SW CREEKSIDE DR  
LEES SUMMIT, MO 64081 USA  
Zoning: Single Family

Owner: COXVILLE LLC  
Address: PO BOX 579  
LEES SUMMIT, MO 64063 USA  
Zoning: Single Family

Owner: COLLINGS JOHN R  
Address: 1208 SW CREEKSIDE DR  
LEES SUMMIT, MO 64081 USA  
Zoning: Single Family

Owner: SPIRIT MASTER FUNDING X LLC  
Address: 2727 N HARWOOD STE 300  
DALLAS, TX 75201 USA  
Zoning: CP-2



**APPLICANT:**  
RED Architecture + Planning  
Attn: Abby Arnold  
589 W Nationwide Blvd Suite B  
Columbus, Ohio 43215  
P: (614) 487-8770 Ext: 247  
Email: aaronold@redarchitects.com

PREPARED BY:

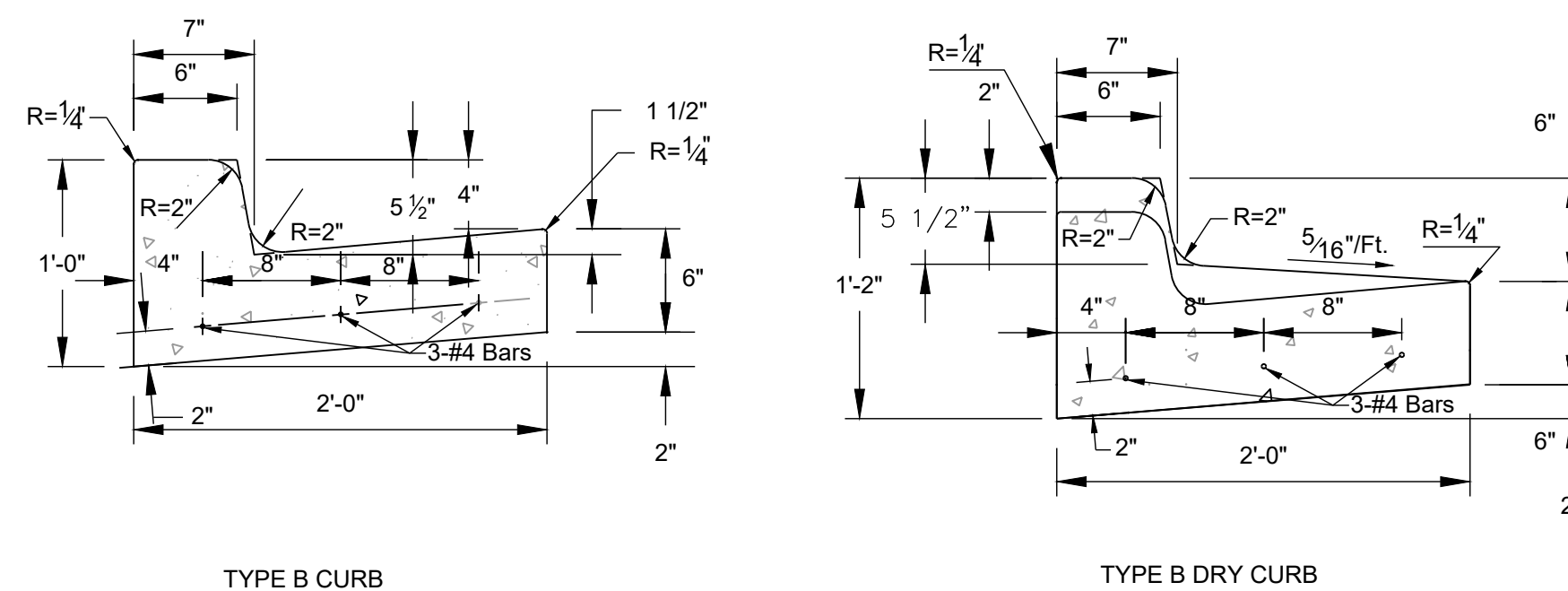
SCHLAGEL & ASSOCIATES, P.A.

OLDHAM PKWY - CHIPOTLE  
PRELIMINARY DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION
1	11/11/2021
2	11/11/2021
3	11/11/2021
4	11/11/2021
5	11/11/2021
6	11/11/2021
7	11/11/2021
8	11/11/2021
9	11/11/2021
10	11/11/2021

UTILITY PLAN

SHEET  
**C3.0**

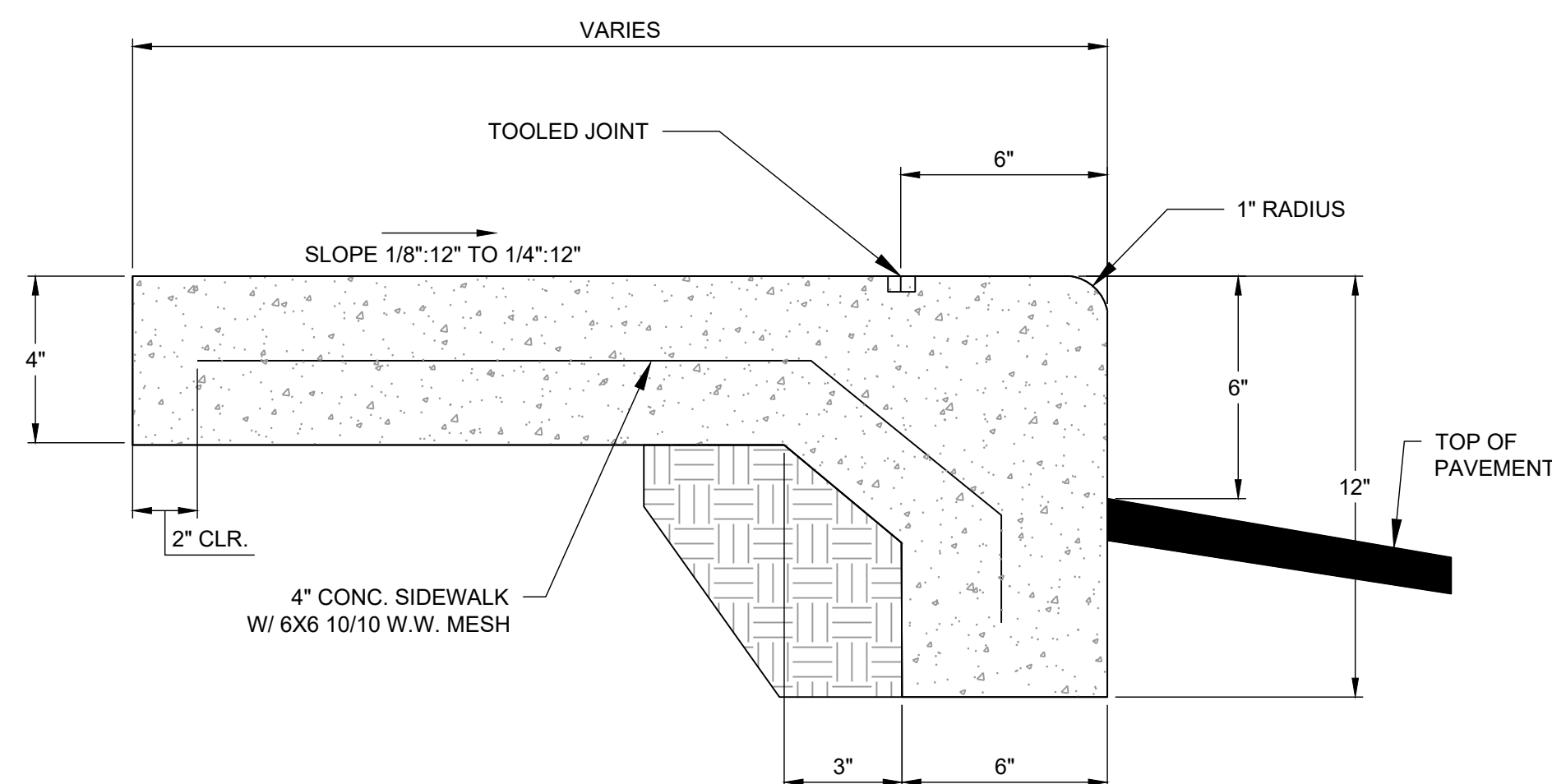


## NOTES

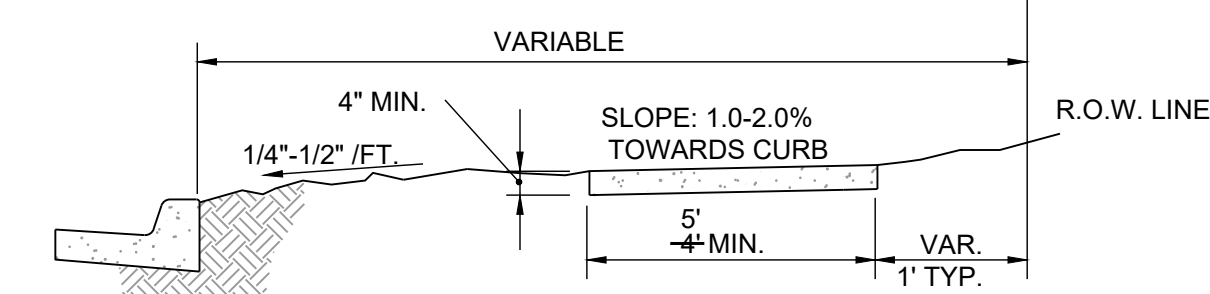
1. Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise noted.
2. 1/2" pre-molded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction joints shall be 2" deep, and placed at 15' intervals equally spaced between expansion joints. KCMMB-4K concrete will be used throughout unless noted otherwise.
3. Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

### 3.1 TYPICAL CONCRETE CURB DETAILS

NOT TO SCALE



NOT TO SCALE

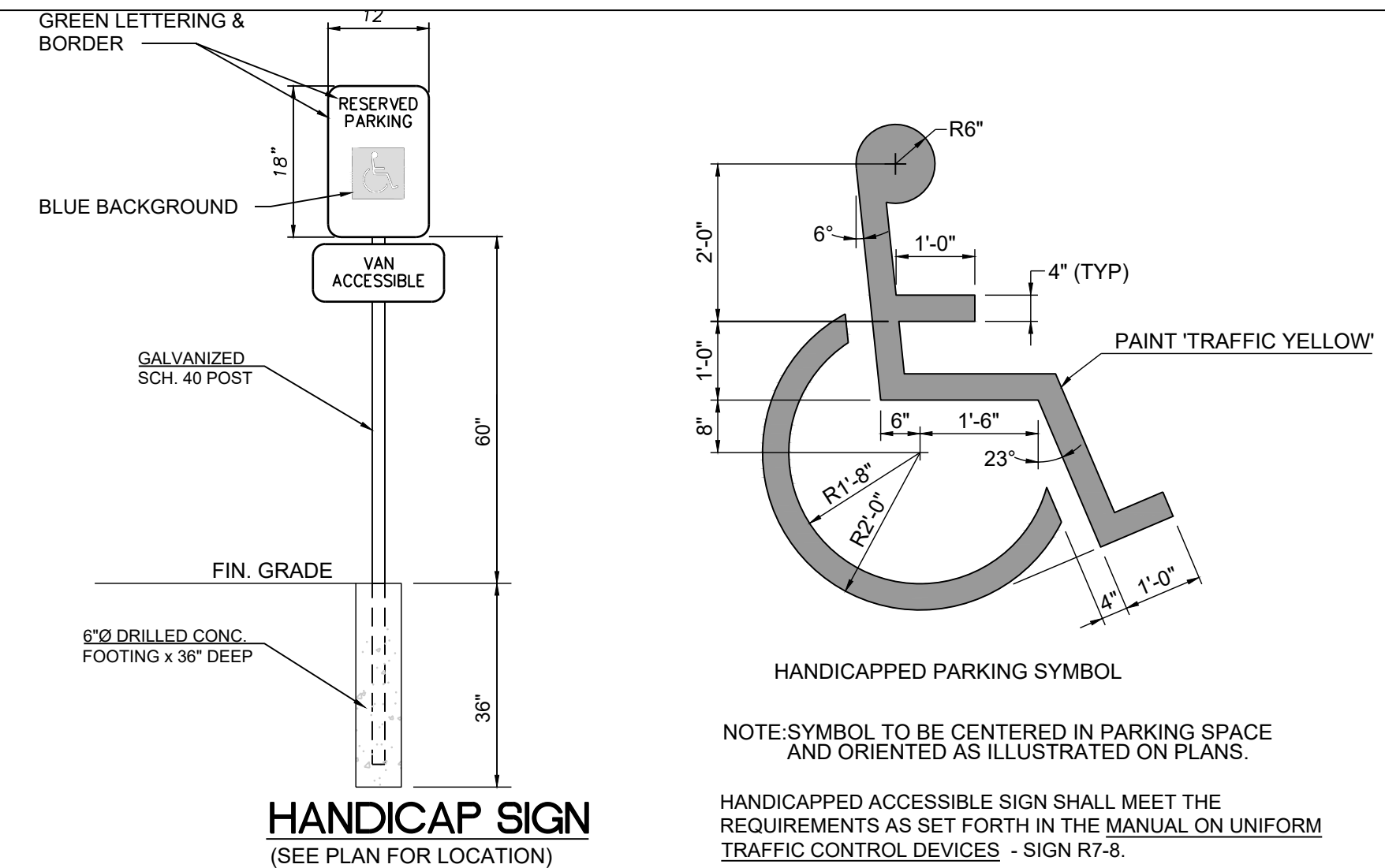


NOTES:

1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STONES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
3. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. 3/4" JOINT FILLER WILL BE USED WHEN SPACING EXCEEDS 100'.
4. EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 200 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.

### 3.4 TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE

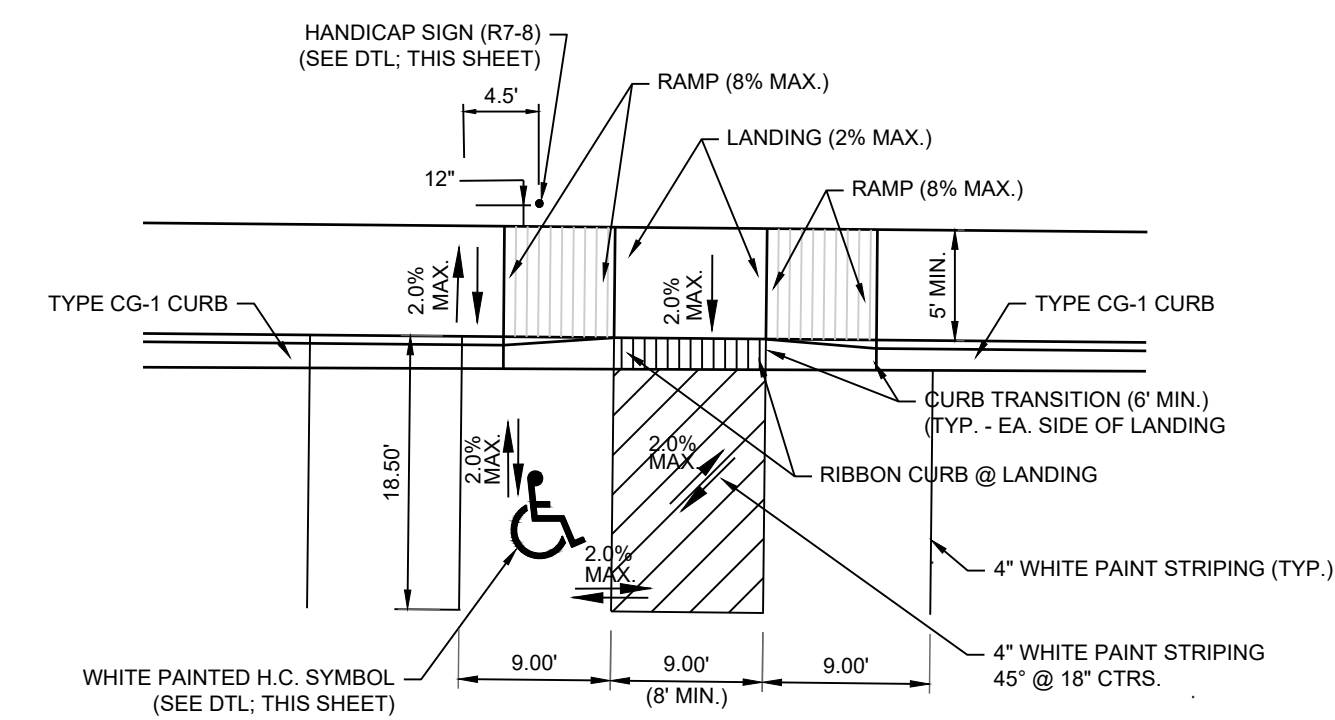


NOTE:SYMBOL TO BE CENTERED IN PARKING SPACE  
AND ORIENTED AS ILLUSTRATED ON PLANS.

HANDICAPPED ACCESSIBLE SIGN SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - SIGN R7-8.

### 3.5 HANDICAP SYMBOL & SIGNAGE DETAILS

NOT TO SCALE



### 3.6 TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE

NOT TO SCALE

PREPARED BY:

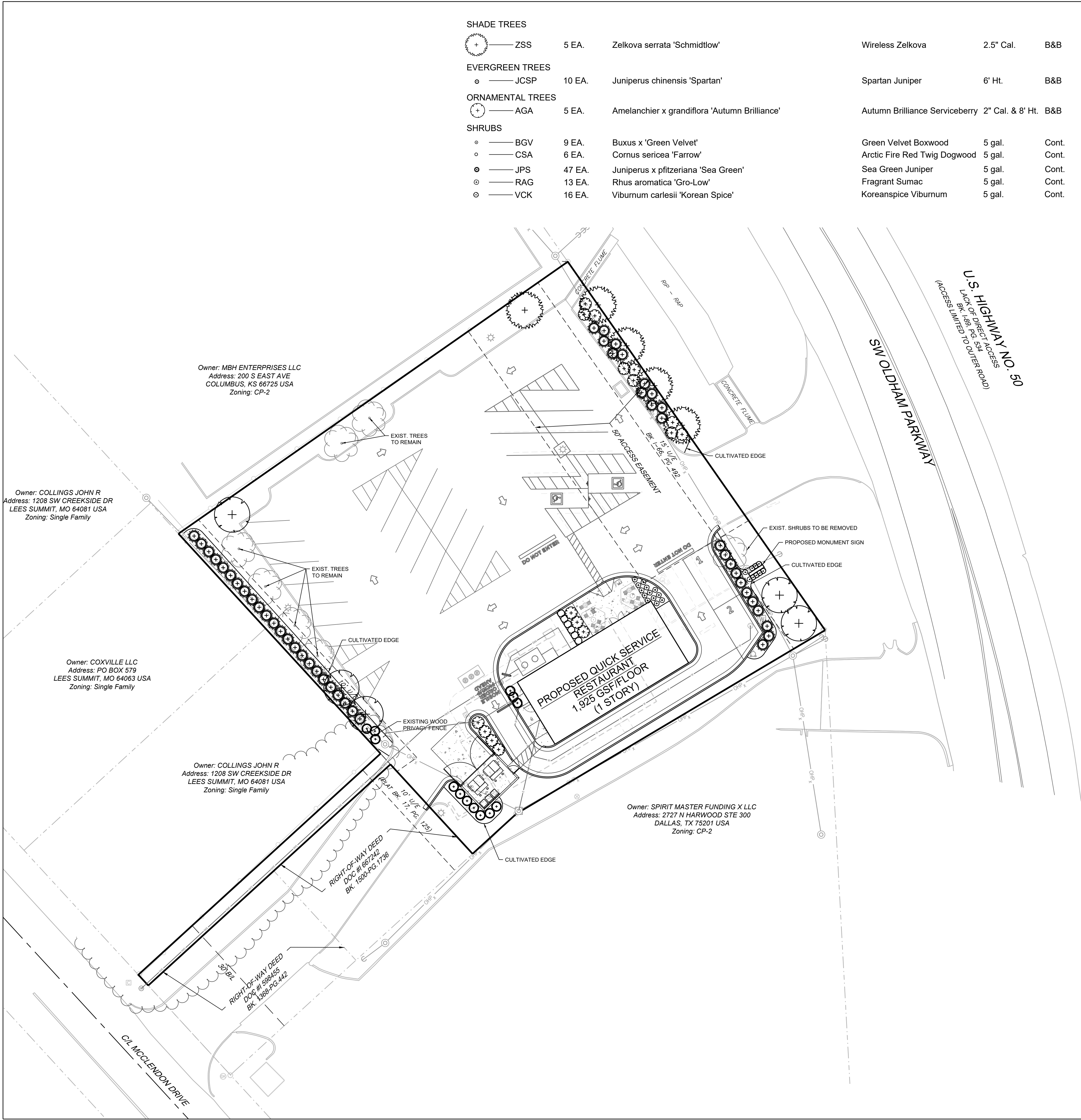
SCHLAGEL &amp; ASSOCIATES, P.A.

OLDHAM PKWY - CHIPOTLE  
PRELIMINARY DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

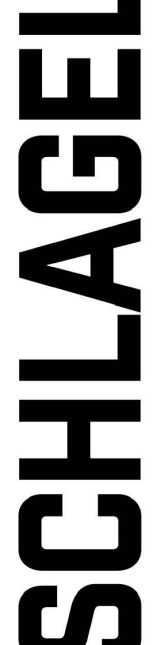

DRAWN BY:	DATE	DESCRIPTION
JTS	1/1/2021	
CHECKED BY:	2/1/2021	
JAB	3/1/2021	
	4/1/2021	
DATE PREPARED:	5/1/2021	
05-21-2021	6/1/2021	
PROJ. NUMBER:	7/1/2021	
21-077	8/1/2021	

MISC. DETAILS

SHEET  
C4.0



LANDSCAPE DATA	
<b>STREET FRONTAGE LANDSCAPE</b> (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.790)	
SW OLDHAM PKWY TREES REQUIRED(1 PER 30')(189/30')	6 TREES
SW OLDHAM PKWY TREES PROVIDED	6 NEW TREES
SW OLDHAM PKWY SHRUBS REQUIRED(1 PER 20')(189/20')	9 SHRUBS
SW OLDHAM PKWY SHRUBS PROVIDED	9 SHRUBS
<b>SITE LANDSCAPE REQUIRED</b> (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.790)	
TREES REQUIRED (1 PER 5,000 S.F. OF OPEN SPACE)(6,983/5,000)	1 TREES
TREES PROVIDED	1 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(93,083/5000X2)	3 SHRUBS
SHRUBS PROVIDED	3 SHRUBS
<b>PARKING LOT LANDSCAPE</b> (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.810)	
LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(13,441.5 x 0.05)	672 S.F.
LANDSCAPE AREA PROVIDED	551 S.F.
TREES REQUIRED (1 PER ISLAND)	0 TREE
TREES PROVIDED	0 TREE
SCREENING (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)	24 SHRUBS
*NOT MODIFYING EXISTING PARKING LOT	
<b>HIGH IMPACT LANDSCAPE BUFFER- WEST BOUNDARY</b> (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.900)	
TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES
TREES PROVIDED	4 TREES (EXISTING TREES COUNTED)
ORNAMENTAL TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES
ORNAMENTAL TREES PROVIDED	3 TREES
EVERGREEN TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES
EVERGREEN TREES PROVIDED	3 TREES
SHRUBS REQUIRED (1 PER 200 S.F.)(2,460/200)	12 SHRUBS
SHRUBS PROVIDED	12 SHRUBS
*EXISTING FENCE COUNTED TOWARD OPAQUE SCREENING REQUIREMENT	
<b>NOTES:</b>	

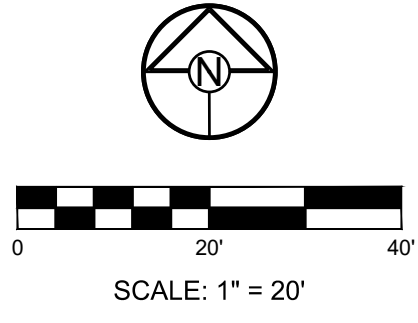


**ENGINEERS** PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.



**APPLICANT:**  
RED Architecture + Planning  
Attn: Abby Arnold  
589 W Nationwide Blvd Suite B  
Columbus, Ohio 43215  
P: (614) 487-8770 Ext: 247  
Email: aaronold@redarchitects.com

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

OLDHAM PKWY - CHIPOTLE  
PRELIMINARY DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...

DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	05-21-2021
PROJ. NUMBER:	21-077

PRELIMINARY  
LANDSCAPE  
PLAN

SHEET  
L1.0