

DEVELOPMENT SERVICES

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

Date: Friday, October 01, 2021

To:

Property Owner: LSPH INVESTORS LLC

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Engineer: Jeff Skidmore

Email: js@schlagelassociates.com

Applicant: Abby Arnold

Email: aarnold@redarchitects.com

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021319

Application Type: Commercial Final Development Plan

Application Name: Chipotle - SW Oldham Pkwy.

Location: 1103 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: Approved With Conditions**Required Corrections: N/A**

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Approved with Conditions
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1. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
2. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
3. 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.
4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$3,189.50
5. Water Utility Comment.

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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The two right-of-way deeds (667242 & 598455) will need to be vacated, maintaining the necessary easements (utility, access, etc.) prior to final occupancy.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Comment is for informational purposes.
Awaiting information from Water Department.

If there is an existing 1-1/5" water meter, you will be required to connect a 2" copper line that extends 10' into lot before transitioning to smaller pipe.

2. Comment is for informational purposes.

Due to reports of backup problems in the sanitary line at this site it is strongly recommended that all existing waste piping be video inspected and/or cleaned/jetted by licensed plumber.