

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, February 04, 2025

**To:**

**Property Owner:** OLDHAM INVESTORS LLC      **Email:**

**Applicant:** ENGINEERING SOLUTIONS      **Email:** MSCHLICHT@ES-KC.COM

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025014  
**Application Type:** Commercial Final Development Plan  
**Application Name:** Chick-Fil-A - Oldham Village  
**Location:** 1025 SW JEFFERSON ST, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. RIGHT-OF-WAY VACATION. The proposed building and lot conflicts with the limits of existing SW Oldham Pkwy and associated right-of-way.
2. PLATTING. The subject property is required to be platted prior to the issuance of any building permit. The SW Oldham Pkwy vacation of right-of-way process is required to be completed prior to approval of the associated plat.
3. APPLICATION. A completed and signed application shall be submitted.
4. LEGAL DESCRIPTION. 1) The "Property Description" area on the upper left-hand side of Sheet C.001 is blank. 2) The title block on every plan sheet incorrectly identifies the project site as Lot 6. The site is the future Lot 8. The incorrect lot number shows up in three different sections of the title block.
5. VICINITY MAP. Update the vicinity map to identify the subject project site.
6. DEVELOPER INFORMATION. The developer information section on the upper right-hand of Sheet C.001 is blank.
7. SITE DATA TABLE (SHEET C.001). 1) The listed land area square footage on the site plan does not match the listed square footage for Lot 8 on the related plat drawing. 2) The listed building area (5,355 sq. ft.) on Sheet C.001 doesn't match the building area (5,361 sq. ft.) labeled on the building footprints shown on Sheets C.051, C.052, C.100, C.200 (both Sheets labeled C.200) and C.300. 3) The bottom of the table has blank line items for "Current Zoning" and "Proposed Zoning". Remove the "Proposed Zoning" line item and list PMIX as the current zoning.
8. PAGE NUMBERING. The plan set includes two Grading Plan sheets numbered C.200 that contain different information.
9. LOT INFORMATION. Label the lot dimensions and bearings for the project site.
10. STREETS. 1) Change the name of the private street from SW Jefferson St to SW Jefferson Xing. 2) Label the pavement width of SW Jefferson Xing. 3) Label the right-of-way widths for the adjacent M-291 Hwy and US 50 Hwy. Variable ROW widths can be labeled as such.
11. SIDEWALKS. Show and label the 5' sidewalk along the project site's SW Jefferson Xing frontage.
12. GRADING PLANS. The spot elevation callouts on both sheets labeled as Sheet C.200 all show "000.00". Provide the required spot elevation information.
13. WATER LINE INFO. The "Water Main Improvements" note on Sheet C.001 states that the site will utilize existing water on the north side of the property. It appears that water service to the site will come from the west. Revise the note as necessary.
14. ACCESSIBLE PARKING. 1) Label the accessible route(s) from the ADA accessible parking spaces to the building entrance. Label the slopes and cross-slopes. 2) ADA parking identification signs shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
15. LIGHTING/PHOTOMETRICS. No lighting and photometric information has been submitted for review as required. Provide specifications for all proposed exterior light fixtures for review and submit a photometric plan for review. Light fixtures and the photometric plan shall comply with the requirements of UDO Sections 8.220, 8.230, 8.250, 8.260, 8.270 and 8.280.

16. MECHANICAL EQUIPMENT. Dash in the location(s) of the roof-top mechanical units (RTUs) on the building elevations to demonstrate that the proposed building parapet heights are at least equal to the height of the RTUs in order to fully screen their view on all sides. Please take into account any additional height from the curbs on which the RTUs will sit.

17. SIGNAGE. For your information, signage is reviewed under separate cover via sign permit applications. However, be aware that a maximum of three (3) wall signs are allowed by right in the PMIX zoning district. The building elevations show four (4) wall signs on the building.

18. LANDSCAPE PLAN. 1) The landscape calculation worksheet is incorrect. Update all the figures used to calculate the required amount of landscaping and provide the actual amount of landscape material provided to meet said requirements. 2) Re-visit all notes with leaders on the landscape plan. There is a note for the landscape area along the south property line referencing that street trees are provided as required along a public road frontage. There is no road frontage along the south. The road frontages are along the west, north and east. Similarly, a note along the east side of the property refers to trash dumpster enclosure screening, but there is no dumpster enclosure along the east side of the property. 3) Year-round parking lot screening is required along the north, west and east sides.

19. TRASH ENCLOSURE. 1) Provide a trash enclosure detail with material and color schedule call-outs. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

20. SITE DATA TABLE (SHEET C.100). The data table has incorrect zoning, lot size, Tax ID# and parking data information. Revise and reconcile with the similar table on Sheet C.001.

21. PROJECT NOTES. Sheet C.100 includes what appears to be a standard Project Notes section that leaves a blank for the name of the referenced city.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Typical pavement section views reference a geotechnical report which was not submitted. The typical pavement section views include a bold note across the typical section view stating the pavement section would be modified by the results of the geotechnical report. Since no geotechnical report was submitted, no review can be conducted. Corrections required.

2. It is doubtful the asphaltic concrete pavement section is going to be adequate based on the thin asphaltic concrete sections. Ensure the geotechnical report uses the appropriate criteria for design. Correction required.

3. Typical pavement section views shall include KCMMB mix for asphaltic concrete and PCC concrete. Correction required.

4. Parking lot is missing the detailed ADA-accessible stalls, including slope callouts, elevation callouts, and dimensions. It is not sufficient to provide a generic detail. Correction required.

5. ADA-accessible ramps and ADA-accessible routes across commercial entrances are not sufficiently detailed. Standard detailing required, including slope callouts, elevation callouts, dimension callouts, and all other callouts and notes needed to construct the ADA-accessible routes and ADA-accessible routes across commercial entrances. Correction required.
6. Cover sheet is showing incorrect location of the project. It is pointing to the retention basin and the area immediately adjacent to Pleasant Lea Park. Locate the project in a more precise manner, and ensure it is in the correct location in relation to roads, highways, and other features. Correction required.
7. Sheet C.300: Water line notes specify an internal "split-off" of the domestic water service from the fire service internal to the building. What does this mean? The note does not match what the plans are showing. Correction required.
8. Sheet C.300: A gate valve was missing prior to the backflow vault. Correction required.
9. Sheet C.300: Domestic and irrigation meters shall be tapped off the water main at two (2) separate locations prior to the gate valve specified in the above comment. Both shall be labeled as to size and type (i.e., displacement or compound). Correction required.
10. Sheet C.300: Where does the water main go after proceeding north in the vicinity of the backflow vault? The public water main appears to end according to the unapproved water line plans. Provide notes showing the end of line. Correction required.
11. Sheet C.300: Label all water main sizes and sanitary sewer sizes. Correction required.
12. Sheet C.300: Are you proposing a separate water meter for the irrigation system? If not, you may feed the irrigation system from the building, but be aware you will be charged for sanitary sewer usage charge for the irrigation system if you utilize this method. A separate meter cannot be installed in the building. If you utilize a separate meter near the domestic meter, you will not be charged a sanitary sewer charge for water usage on the irrigation system, but will be charged a separate meter setup and tap fee charge. Informational comment.
13. Note 2 on Sheet C.300: This note conflicts with City requirements. Water meters cannot be placed within the building. They must be outside the building as previously commented. Corrections required.
14. Sheet C.300: Note 25 specifies a "pressure tap with valve and valve vault". This is not allowed. Any connection to the public main shall be via a cut-in tee, not a "pressure tap", and not a tapping sleeve. Correction required.
15. Sheet C.300: Note 2 on this sheet is hanging-out in space, not pointing to anything and unclear to what is being proposed. Correction required.
16. Sheet C.300: Where is the Fire Department Connection? The location shall be shown in a clear manner. Correction required.
17. Sheet C.300: Utility note 7 references a political subdivision other than the City of Lee's Summit. Correction required.
18. Sheet C.300: Utility note 23 references a political subdivision other than the City of Lee's Summit. Correction required.
19. Sheet C.300: Utility note 24 references a political subdivision other than the City of Lee's Summit. Correction required.

20. Sheet C.300: Utility note 30 references a political subdivision other than the City of Lee's Summit. Correction required.
21. Sheet C.300: Utility note 31 references a political subdivision other than the City of Lee's Summit. Correction required.
22. Sheet C.300: All domestic water service lines shall be labeled as to the size, the type, and the length. Correction required.
23. Sheet C.300: Layout note 24 does not make sense. You are specifying a water line for a private sanitary sewer lateral. Schedule 40 PVC is required, not C900 water line as specified in the note. Correction required.
24. Sheet C.300: How will the backflow vault be drained? This shall be shown on the plan view at a minimum. Correction required.
25. Profile views are missing for storm lines greater than 10 inches diameter. Correction required.
26. Profile views shall show the HGL for the design storm on the profile view, along with the design storm. If the system cannot manage the 100 year event without surcharging, an overflow route shall be established on the plan view at a minimum, and perhaps might require additional plan sheets to show. Corrections required.
27. All sheets shall show the limits of any easements. They shall also be clearly labeled as to the type of easement, and the width of the easement. Correction required.
28. Backflow vault appears to be located within an unlabeled sanitary sewer easement. Correction required.
29. Sheet C.300: It appears the backflow vault is also located within the 10 foot easement along the street. Evaluate and correct as necessary. The backflow vault shall be located outside the limits of any easement.
30. Profile views shall include the word "PRIVATE" on all stormwater profile views. Correction required.
31. Where are the sidewalk plans for the western portion of the project along Jefferson? Correction required.
32. Two (2) separate versions of Sheet C.200 were provided (i.e., grading plan). No further review of this sheet was conducted due to the conflict in plan sheets. We can only review one (1) grading plan. Correction required.
33. Where is the plan to address the ADA-accessible route to the building? A route is required between the parking lot and the building for purposes of ADA-accessibility and compliance. Correction required.
34. Graphic scale on Sheet L.100: Graphic scale appears to equate to 1 inch equals 19 feet 3 inches rather than 1 inch equals 20 feet. Correction required.
35. Trees are too close to the water main along Jefferson St. Minimum distance is 5 feet as measured from the mature tree trunk to the outside of the pipe. Correction required.
36. Trees are too close to the sanitary line. The same criteria as above pertains to sanitary sewer lines and trees. Correction required.
37. Why was the public fire hydrant shown on the public water main plans (unapproved at the moment) omitted from the plans? The fire hydrant shall be shown on the plans. Correction required.

38. Sheet C.602: Typical section views of pavement are missing the area one (1) foot beyond the back of curb to be shown with subbase and chemically-stabilized subgrade or geogrid. Correction required.
39. Plans are missing the water meter City standard detail. Correction required.
40. Plans are missing the City standard detail for wye connection. Correction required.
41. Plans are missing the City standard detail for trenching and backfill. Correction required.
42. Plans are missing the City standard detail for the backflow vault. Correction required.
43. Plans are missing the City standard detail for curb inlets. Correction required.
44. Plans are missing the City standard detail for storm lids. Correction required.
45. Plans are missing the City standard details for storm frames. Correction required.
46. Plans are missing callouts specifying which storm structure will be used (e.g., curb inlet, junction box, manhole, etc.), with proper referencing within the plans to ensure the reader knows where each structure is to be installed. Correction required.
47. Trash enclosure is shown partially-within a sanitary sewer easement. Corrections required.
48. Sheet C.100: Why are many of the notes on the left hand side of this sheet marked-out? Correction required.
49. Erosion and sediment control plan: Are the curb inlets you propose to use gutter buddies in a sump condition? If not, you will need to show in graphic format on the plan view the general layout needed for the gutter buddies for "at-grade" condition, not the sump condition. Corrections required.
50. SWPPP may be required if disturbed area is greater than 1 acre. Informational comment.
51. Comments may change based on the unapproved public infrastructure plans. Informational comment.
52. Stormwater memorandum is required discussing the stormwater aspects of the project. It shall concentrate on detention, with a short discussion of the site connection points for the stormwater system and their suitability for the project. Correction required.
53. Engineer's Estimate of the sitework shall be required prior to formal approval. Informational comment.
54. Formal approval cannot be granted until the detention basin has been constructed. As discussed throughout the plan review process, the detention basin shall be the first item to construct for this project, with the exception of erosion and sediment control. Informational comment.
55. Number notes on the plans were vague as to the location of the proposed features. Go through the plans and ensure the "numbered notes" on the plans are clear as to what is being represented, and where it is being represented. Many of these numbered notes" are sitting in 2D space with no leader line or other method to denote what is being represented or where. Informational comment.

1. Where will delivery trucks park to deliver supplies. Parking in the street is not an option and the site is already tight on parking.
2. The trash enclosure at the end of the drive through is not a good design. Chick-fil-a starts their breakfast service at 6:30 A.M. so there is likely to be conflict with collection times.
3. The parking spaces on the south side of the site are basically unuseable due to the drive through line.
4. There are 2 spaces next to the dumpster area that will be unusable when the drive through is busy.
5. The north drive should be a one way out to accomodate both drive throught lanes.

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**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

FDC and hydrant were not shown.

3. All roads and hydrants shall be installed before vertical combustibile construction will be allowed.

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Show the hydrants.

5. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Confirm drive lanes will support an apparatus.

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**Building Codes Review**

Joe Frogge  
(816) 969-1241

Plans Examiner  
Joe.Frogge@cityofls.net

Corrections

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1. Water system configuration not allowed as shown. - Domestic and fire taps must be separate at main.
  - Water meters must be outside the building.
  - Specify types of taps
  - Specify meter size and location. Preferably just outside of right/of/way.
  - Irrigation system is allowed to tap off of domestic.

2. Architectural plans were not reviewed under this submittal.

