

DEVELOPMENT SERVICES

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

Date: Friday, June 21, 2019

To:

Property Owner: HY VEE FOOD STORES INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: BURNS & MCDONNELL ENGINEERING
COMPANY INC

Email: WASHEPHERD@BURNSMCD.COM

Fax #: (816) 822-3413

Engineer: BURNS & MCDONNELL ENGINEERING
COMPANY INC

Email: WASHEPHERD@BURNSMCD.COM

Fax #: (816) 822-3413

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019198

Application Type: Commercial Final Development Plan

Application Name: HY-VEE WEST AISLES ONLINE

Location: 310 SW WARD RD, 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

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.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The elevations need to be revised to address some architectural concerns of the proposed building.

This building should be more compatible and complimentary to the adjacent gas station. Revise the columns of the canopy to be brick similar to the gas station.

Revise the brick pilasters to give the brick columns some depth and articulation.

Include faux windows on the front elevation.

Remove the red ACM panels on the main building. Replace this banding with something similar to the gas station building (stucco banding?). The red aluminum panels are a conditional material and would require Planning Commission and City Council approval.

2. Expand drive lane area for 3rd stall, it seems a bit tight.

3. The proposed wall signs/canopy signs will require separate permit review and approvals.

4. How will supplies be delivered and stocked to this site?

5. It is noted landscaping will be removed in the area in front of the existing fueling canopy area. Any landscaping removed will be required to be replaced.

6. The scale seems off on some of the dimensions on sheet C2.1 (parking stalls and other call outs). Label the dimension of the width of the proposed parking stalls.

7. Provide the manufacturer's specification for all proposed exterior building lighting.

8. Revise the concrete paving detail to meet the standards set forth in the Unified Development Ordinance, Article 8.

9. Reference and provide CG-1 curbing within the detail.

10. Reference the Traffic Engineering comment regarding sidewalks. Revise the plans to show this connection.

11. Will there be roof-top units or ground-mounted mechanical units? Please clarify and provide the method of screening.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Will any portion of the canopy extend within the sanitary sewer easement? No encroachment into the easement is allowed, either by the canopy, or the columns, or the footings for the columns.
2. Sheet C2.1: Cross-hatch pattern is shown, and it appears this is pavement marking?
3. Detail Sheets: SAN-1 standard detail is missing, and is required.
4. Sheet C5.0: If using PCC for pavement, the standard design from the Unified Development Ordinance (UDO) requires a minimum of 4 inch aggregate base. In addition, the detail showing 6 inches beyond the back of curb needs to be revised to a minimum of 12 inches behind the back of curb.
5. It is unclear how the farthest south drive-through lane will function. It appears the geometry will not allow for safe passage of a vehicle.
6. An erosion and sediment control plan was missing. Even though this project is relatively small, an erosion and sediment control plan is required for all projects with disturbed areas greater than 2000 sq. feet.
7. Sheet C1.0: If removing the crosswalk as shown, then a new sidewalk is recommended along the north side of the private drive. Please see comments from the City Traffic Engineer concerning these recommendations.
8. An itemized and sealed Engineer's Estimate of Probable Construction Costs for sitework is required as part of the final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate of sitework, and calculated at 3% of the sitework. Items to include in the estimate are: 1) demolition, 2) new PCC pavement and sidewalk, 3) aggregate base, including the area one (1) foot beyond the back of curb, 4) curb and gutter, 5) sanitary sewer connection and lateral, 6) water lines and connections, 7) erosion and sediment control measures and devices, and 8) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Recommend a sidewalk from the Cedar Creek Xing intersection along the parameter drive between Hy-Vee Grocery and Hy-Vee C-Store/Service Station and the Hy-Vee C-Store/Service Station driveway to replace the pedestrian route that is removed. This route provides pedestrian access between land uses/properties without traffic conflict associated with fueling activity.
2. Where crosswalk removal is proposed, the associated ramp, sidewalk and path should also be removed, backfilled and sodded.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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