

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, July 15, 2021

**To:**

**Property Owner:** HY VEE FOOD STORES INC

**Email:**

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**Applicant:** Brad Sonner

**Email:** bsonner@olsson.com

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2021190

**Application Type:** Commercial Final Development Plan

**Application Name:** Hy-Vee Store No.2 - Aisles Online

**Location:** 310 SW WARD RD, LEES SUMMIT, MO 64081

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**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:**

<b>Fire Review</b>	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.
2. Maintain existing egress from the structure during construction.
3. Automatic fire protection may need to be extended to the canopy depending on construction materials. Determined at building permit review.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. GENERAL NOTES. Reference the correct state in General Note #5 on Sheet C0.1. It currently references Nebraska.
2. PAVEMENT DETAIL. The heavy duty asphalt pavement detail on Sheet C0.2 does not meet City standard, which requires 1.5" surface course and 5" base course.
3. WAYFINDING. With the project area having one-way traffic circulation, staff suggests posting "Do Not Enter" signs where the exit intersects with the driveway connection to the center's ring road.
4. SIGNAGE. Planning Commission approval is required for the new canopy signage under separate application. HyVee already has a greater number of signs than allowed by right, so the new signage requires additional approval.

<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Include a cover sheet.
2. Include a FEMA National Flood Hazard information note.
3. Show location of all oil/gas wells, or indicate none are present, and cite the source.
4. Include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
5. State or add within general note 1 that all construction shall follow City of Lee's Summit's Design and Construction manual.
6. Revise general note 5 to include the Missouri One Call System 1-800-DIG-RITE "Call Before You Dig" information.
7. The pavement sections shown do not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Revise details to meet the requirements for heavy asphalt pavement.

8. Show subgrade of asphalt pavement extending 1' beyond back of curb.
9. Provide a different hatching for the proposed 5' concrete sidewalk shown on the site plan and paving plan sheets, in order to better illustrate its footprint. Make sure to also revise the unit in the legend on both sheets.
10. Extend silt fence barrier up to the edge of concrete sidewalk, to the east. Make sure to also provide extra silt fence along the perimeter of disturbance area, in order to keep any potential mucky runoff within the limits of disturbance. As specified in ESC-03, show directions of needed J-hooks, as well.
11. Include the City's GEN-2 sidewalk construction and GEN-4 Curb & Gutter standard details.
12. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Provide complete design for light pole relocation including engineered base detail. This can be deferred to building permit process if requested.