

DEVELOPMENT SERVICES

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

Date: Wednesday, August 11, 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

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:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. SIGNAGE. Staff has received the application to the Planning Commission seeking approval of the proposed canopy signage and will begin processing the request. Staff will seek to place the application on the Planning Commission meeting agenda of August 26th or September 9th.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Include "Final Development Plans" within the headline of the cover sheet, instead of "100% construction documents"
2. Lee's Summit Public Works should be the designated agency for the storm utility lines on-site. Lee's Summit Water Utilities takes care of both the sanitary and water lines on-site.
3. Several sheets listed in the sheet list table are missing. Include, clarify or revise the table of contents shown on the cover sheet.
4. The minimum asphalt subgrade requirements that the City allows are made up of a 6" granular base course with geogrid or a 6" granular base course with a 6" chemically STABILIZED subgrade. Make sure to also indicate what type of stabilization chemical will be used during the process.
5. Throughout the set of plans, revise 5" concrete sidewalk to 5' concrete sidewalk. Make sure to also revise 6" asphalt paving to 6.5" asphalt paving.
6. Revise the hatching for new sidewalk shown on the ESC plan and landscape plan sheets to match the one shown on the paving plan sheet, in order to prevent any potential discrepancies.
7. Remove the site addition items from the EOOPCC estimate.

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.
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.

Traffic Review	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

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.