

DEVELOPMENT SERVICES

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

Date: Friday, August 27, 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	No Comments
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Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. A pavement cross-sectional view showing a configuration made up of a 1.5" asphalt surface course + 5" asphalt base course + 6" compacted granular MoDOT type 5 base + 9" subgrade is acceptable (as heavy-duty asphalt pavement) as long as the 9" subgrade is chemically STABILIZED, instead of compacted (unless using geo-grid, which does not appear to be your intent). Make sure to also indicate what type of stabilization chemical will be used during the process.
2. Throughout the set of plans, revise 5" concrete sidewalk to 5" thick concrete sidewalk.
3. Increase the font size of the information shown on the grading plan sheet in order to improve and ease readability. Proposed grading (contour) elevations need to be clearly shown. Also, revise the hatching for concrete sidewalk pavement to match the one shown for it on the paving plan sheet.
4. On plan view of the landscape plan sheet, provide hatching for the areas to be vegetated only.

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 (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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