

**City of Lee's Summit**  
**Department of Planning & Development**  
Phone (816) 969-1600 Fax (816) 969-1619  
**Commercial Final Development Plan**

**Date:** Monday, January 31, 2011

**To:**

HY-VEE INC (515) 267-2935

HY-VEE INC (515) 267-2935

ENGINEERING RESOURCE GROUP (515) 288-3860

**From: Christina Alexander, Planner**

**Re:** Appl. #PL2010006– Commercial Final Development Plan – HY-VEE GAS STATION, 1201 SW 3RD ST, LEES SUMMIT, MO 64081; HY-VEE INC, applicant

**Review Status:**

Revisions Required: One or both departments (Planning & Development and Public Works) have unresolved issues. See comments below and on attached sheet to determine corrections needed. Submit six (6) copies of revised drawings, folded individually (or in sets) to 8-1/2 x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Revisions Required: One or both departments (Planning & Development and Public Works) have unresolved issues. See comments below and on attached sheet to determine corrections needed. Submit six (6) copies of revised drawings, folded individually (or in sets) to 8-1/2 x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

**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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

**Corrections:**

---

Planning Review	Christina Alexander Planner	(816) 969-1607	Corrections
-----------------	-----------------------------	----------------	-------------

---

1. Setbacks. The setbacks listed on the Topographic Survey/Demolition Plan and Site Plan do not match the required setbacks for the zoning district (CP-1). Please see the attached copy of Table 5-3 from Article 5 of the UDO.

2. Discrepancy. There is still a discrepancy between the site area on the Site Plan and the Landscaping Plan. Please reconcile these two numbers.

3. Roof-Mounted Mechanical Units. Roof-mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment per the approved PDP. In addition, provide spec sheet for the mechanical equipment.

5. Crime Prevention Through Environmental Design (CPTED) Review. The only portion of the CPTED requirements that appear to have been addressed is the lighting. Please find attached, for your convenience, the CPTED requirements specified in Section 9.210 of the UDO.

4. Accessible Sign. Provide a detail of the accessible sign, to be mounted 5-feet above the ground as measured from the bottom of the sign, and ramp. The accessible sign shall conform to the MUTCD R7-8 standard sign, minus the double arrow.

---

Engineering Review	Tony Reames	Staff Engineer	(816) 969-1826	Corrections
--------------------	-------------	----------------	----------------	-------------

---

1. Sheet C3.0 - Utility Note #11, replace SDR 35 PVC with SDR 26.

2. Sheet C3.0 - Utility Note #12, public water mains may be PVC ANSI/AWWA C900 Pressure Class 200. See Section 3900 of the City's Design and Construction Manual.

3. Based on previous discussions, the proposed right of way dedication may be adjusted to parallel the sidewalk. The water meter shall be located within R/W or an easement (5' x 5' minimum in accordance with the City's Design & Construction Manual Section 6900 Para. L).

4. Sheet C6.0 - Label manhole size.

5. Following City approval, sanitary sewer infrastructure shall be approved and permitted by the Missouri Department of Natural Resources (MDNR). Approved engineering plans shall be submitted, by the engineer/developer, to MDNR for permitting. Proof of MDNR permit shall be required prior to the issuance of any infrastructure permits or the start of construction. Contact Andrea Collier at the MDNR Kansas City Regional Office at (816) 622-7000. Once corrections are made to Sheet C6.0, two (2) copies can be sealed, signed and returned to my attention for approval so you can submit to MDNR with prolonging the review process.

6. Sheet C7.0 - By ordinance approving the Preliminary Development Plan, the water main shall be relocated outside of new paved areas (3rd Street Widening). This requires the water main relocation to extend east to Ward Road.

7. Revise and resubmit cost estimate as necessary.

---

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
-------------	----------	-----------------	----------------	----------

---

1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

---

Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	No Comments/Ready for Meeting
----------------	--------------	-----------------------	----------------	-------------------------------

---

