

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

**Commercial Final Development Plan Review**

**Date:** Thursday, May 05, 2011

**To:**

HY-VEE INC

Email:

Fax #: (515) 267-2935

HY-VEE INC

Email:

Fax #: (515) 267-2935

ENGINEERING RESOURCE  
GROUP

Email:

Fax #: (515) 288-3860

**From:** Christina Alexander, Planner

**Re:**

**Application Number:** PL2010006

**Application Summary:** Commercial Final Development Plan  
"HY-VEE GAS STATION"

**Location:** 1201 SW 3RD ST, LEES SUMMIT, MO 64081

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**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.

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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.

**Required Corrections:**

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<b>Planning Review</b>	<b>Christina Alexander Planner</b>	<b>(816) 969-1607 Corrections</b>
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1. Setbacks. The setbacks listed on the 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. Roof-Mounted Mechanical Units. Provide the specification/cut sheets for the mechanical units.

3. 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. Lighting. The Site Plan indicates an additional light that is not shown on the Photometric Plan. Provide an updated Photometric Plan or revise the Site Plan to match the January 19, 2011 Photometric Plan.

5. Landscape Plan. A significant portion of the required landscaping appears to have been removed from the landscape plan, though the numbers shown in the calculations and tables appear to be correct. Check to make sure some layers were not accidentally turned off.

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<b>Engineering Review</b>	<b>Tony Reames</b>	<b>Staff Engineer</b>	<b>(816) 969-1826</b>	<b>Corrections</b>
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1. Sheet C6.0, Reference the City's Design and Construction Manual, Section 6500 H.9 for adding a manhole onto an existing sewer main. Doghouse manholes shall not be used. Properly note on the plan.
2. Sheet C3.0, remove note #17 it conflicts with note #11.
3. Revised cost estimate was not included with the last submittal.
4. Submit all revised easements and rights of way to the City, along with a check made payable to the Jackson County Recorder of Deeds prior to the approval of the engineering plans. The City will record the document(s). Visit the following link for recording fees:  
<http://www.jacksongov.org/content/3310/3356/3569.aspx>.

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<b>Fire Review</b>	<b>Jim Eden</b>	<b>Assistant Chief</b>	<b>(816) 969-1303</b>	<b>Complete</b>
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1. Building and features shall comply with 2006 IFC

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