

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

Commercial Final Development Plan Review

Date: Thursday, September 01, 2011

To:

HY-VEE INC

Fax #: (515) 267-2935

HY-VEE INC

Fax #: (515) 267-2935

ENGINEERING RESOURCE GROUP

Fax #: (515) 288-3860

From: Christina Marshall, Planner

Re:

Application Number: PL2010006

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

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

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.

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) 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:

Engineering Review	Gene Williams	Senior Staff	(816) 969-1812	Corrections
		Engineer		

1. The minimum drop in flow line elevations is 0.5 feet for sanitary sewers with excessive entry angles, and this would apply to the existing upstream manhole and the proposed manhole SMH-2. Please revise to include a 0.5 feet drop in these manholes.

2. Please label all existing manholes with the official City of Lee's Summit manhole number. This number can be obtained by contacting the Public Works records technician at 969-1853.

3. Sheet C3.0, Note #9 discusses the Design and Construction Manual, but there is no specific reference to the exact version. This note should be changed to read "...Design and Construction Manual as adopted by Ordinance Number 5813".

4. The plan set was not signed or dated over the design professional's seal.
5. It appears that the sidewalk easement does not show the correct plat for the exhibit and property description. This will need to be corrected prior to approval of the plans. In particular, the exhibit sketch and property description references "Bank of Lee's Summit Tract A" which was superceded by a replat.
6. In previous comments made on previous submittals of this application, a revised cost estimate was requested but never submitted. This will be necessary to calculate the review and inspection fee, and payment of the review and inspection fee will be required prior to approval of the Final Development Plan.

Planning Review	Christina Marshall	Planner	(816) 969-1607	Corrections
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1. Lighting. The Site Plan and the Landscape Plan indicate two additional lights that are not shown on the Photometric Plan. Provide an updated Photometric Plan or review the Site and Landscape Plans to match the January 19, 2011 Photometric Plan.
2. Roof-Mounted Mechanical Units. Provide the specification/cut sheets for the mechanical units.
3. Crime Prevention Through Environmental Design (CPTED) Review. Please address all the CPTED requirements listed in Section 9.210 of the UDO.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Corrections
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1. Building and features shall comply with 2006 IFC.

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