

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

**Commercial Final Development Plan Review**

**Date:** Wednesday, January 04, 2012

**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 Stanton, 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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**Review Status:**

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:**

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

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1. As requested in the previous comment letter, 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.

2. As indicated in the previous comment letter, 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 In particular, the exhibit sketch and property description references "Bank of Lee's Summit Tract A" which was superseded by a replat.

3. As indicated in the previous comment letter, the Engineer's Estimate of Probable Construction Cost was not included in this or any previous submittal package. The estimate must include:

- Any water line larger than 2" in diameter, valves, hydrants, and backflow preventer with vault, if outside the building
- All storm water piping 6" or larger, structures, and detention/retention facilities
- All grading for detention/retention ponds
- All sanitary sewer manholes and piping between manholes, including private mains
- The connection of the building sewer stub to the public main
- All public infrastructure, both onsite and offsite
- All private street construction, excluding parking lots, drive approaches and sidewalks
- All erosion control devices

4. Engineering plans for the street improvements and the traffic signal were not included in the submittal package. Please note there were significant comments mainly related to the deletion of layers and other minor items that need to be addressed. The City will not be able to approve the Final Development Plan until the engineering plans for these public improvements are approvable.

<b>Planning Review</b>	<b>Christina Stanton</b>	<b>Planner</b>	<b>(816) 969-1607</b>	<b>Corrections</b>
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1. Lighting. Provide the lighting spec sheets for C2L and P3A from the Photometric Plan Sheet.

2. Crime Prevention Through Environmental Design (CPTED) Review. The CPTED requirements outlined in Section 9.210 of the UDO shall be addressed prior to approval of the Final Development Plan (FDP). Provide a letter stating how each item is addressed, and referencing the appropriate sheet(s) in the plan.

3. Elevations. Elevations were not submitted with the December 21, 2011 submitted plans. The last elevations on file are from January 21, 2011. These elevations do not show the pump island canopy, but they do contain a note that needs corrected. The fifth note states that the "canopy columns" are to be painted white. The ordinance that approved the Preliminary Development Plan states: "The convenience store pump island canopy columns from grade to the underside of the canopy shall be brick, masonry, stone, or decorative concrete finish."

<b>Fire Review</b>	<b>Jim Eden</b>	<b>Assistant Chief</b>	<b>(816) 969-1303</b>	<b>Condition(s)</b>
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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.

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