

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

**Commercial Final Development Plan Review**

**Date:** Thursday, February 02, 2012

**To:**

HY-VEE INC

Email:

Fax #: (515) 267-2935

HY-VEE INC

Email:

Fax #: (515) 645-2333

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

---

**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.

---

**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:**

---

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

---

1. Please review the total costs for the sanitary sewer included on the Engineer's Estimate of Probable Construction Costs. It appears that the extended price was not carried to the subtotal column. We are showing a total site work cost for sanitary as \$29,110.

2. Please seal the Engineer's Estimate of Probable Construction Costs. It will be acceptable to scan the original and email them to Public Works Development Engineering at [gene.williams@cityofls.net](mailto:gene.williams@cityofls.net)

**Planning Review**

**Christina**

**Planner**

**(816) 969-1607 Corrections**

---

**Stanton**

---

1. CPTED--Outdoor Lighting Requirements. Minimum lighting levels of 5 foot candles within 50 feet of the store entrance shall be met or proof that the camera will be able to capture outside activity within 50 feet of the store entrance shall be provided.
2. CPTED--Pin Hole Camera, Video Surveillance. It is not clear from the plans shown on sheets E1.1 and E1.2 that a pin hole camera is mounted as required by Section 9.210.B.3 of the UDO.
3. CPTED--Remote On-Person Alarm. The proposed alternative is unacceptable. Provide the required remote alarms for employees to wear and train them accordingly.
4. CPTED--Site Design. Is the existing fence to the south, next to the existing commercial, staying or being removed? It is the CPTED Review Committee's recommendation that it be removed.
5. CPTED--Lighting Questions. Are there going to be any directional LEDs under the canopy? Are the wall packs being accurately reflected on the Photometric Plan?

---

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

---

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>
-----------------------	---------------------	------------------------------	-----------------------	--------------------

---