

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 20, 2024

Wesley Blissard
1524 Williams Drive, Suite 201
Murfreesboro, TN 37129

Permit No: PRSITE20244786
Project Title: HCA Hospital - Site Permit for mass grading/ESC
Project Address: 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60420991500000000
Location / Legal: HCA MIDWEST LOTS 1C & 1D---LOT 1C
Description:
Type of Work: DEVELOPMENT COMPLETE
Occupancy Group: NOT APPLICABLE
Description: HCA Hospital - Site permit for new parking lot and pedestrian bridge. Mass grading/ESC

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

ESC Application and Plan Review

Reviewed By: Gene Williams, P.E.

Corrections

1. According to the plan, it would appear you are proposing more than clearing and grubbing. A land disturbance permit is appropriate if only clearing and grubbing are occurring. It does not cover mass grading of parking lot area, peripheral areas, embankment areas for bridge, or detention basins. Corrections required.
2. If performing activities beyond clearing and grubbing, see comments in the Final Development Plan applicant letter related to the grading of the detention basin, peripheral areas, embankment area for bridge, and the parking lot. There are several issues, including slopes that are too steep (i.e., greater than 3:1). In addition, original submittal showed curvilinear grading within the detention basin, but most recent submittal (i.e., this submittal) shows rectilinear grading which does not appear practical. Corrections needed if performing activities beyond clearing and grubbing.
3. If performing activities beyond clearing and grubbing, see comments in the Final Development Plan related to the detention basin and stormwater study. It is unclear whether this basin meets the requirements due to inconsistencies in the design of the outlet structure, questions on the outflow pipe size, and other issues related to the sanitary sewer and potential grading over the sanitary sewer to extend the fill to avoid conflict with the bridge. Corrections needed if performing activities beyond clearing and grubbing.
4. A SWPPP is required due to the disturbed area being greater than 1 acre. Correction required.

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5. If you are needing a permit for land disturbance AND mass grading, a cost estimate for all sitework is required. The land disturbance permit fee is based on acreage, but is limited to clearing and grubbing. Mass grading is based on the cost estimate. Provide a signed and sealed cost estimate for the sitework shown on the Mass Grading/Erosion and Sediment Control Plan if applicable.

6. If your desire is to install storm lines and storm structures with a Mass Grading/Erosion and Sediment Control Plan, ensure there are plan and profile views of the storm lines and associated HGL for the design storm shown on the profile view, a revised detention basin detail sheet (see comments on Final Development Plan), along with a revised stormwater study which addresses the comments made on the Final Development Plan.

7. If the desire is to submit a land disturbance permit application for clearing and grubbing only, ensure there are no grading activities shown on the plan. If this is the desire, the cost estimate is not required since the land disturbance permit fee is based on acreage rather than cost estimate. A SWPPP, however, would still be required.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.