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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Friday, August 14, 2015

**To:**

**Property Owner:** MIDWEST DIVISION  
LSH LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** ACI BOLAND

**Email:** mhunter@aci-boland.com

**Fax #:** (816) 763-9757

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2015115

**Application Type:** Commercial Final Development Plan

**Application Name:** LEE'S SUMMIT MEDICAL CENTER OPERATING ROOM ADDITION

**Location:** 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063

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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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-1/2"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

#### **Required Corrections:**

Planning Review	Jennifer Thompson	Planner	Corrections
	(816) 969-1606	Jennifer.Thompson@Cityofls.net	

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1. Are new roof-top units or ground mounted units proposed with this addition? If new units are proposed, please provide information on the method of screening. Screening requirements can be found in the Unified Development Ordinance (UDO), Section 7.180.

2. On Sheet A1-1, the 1'=20' scale is not scaling properly within the site demo plan and site plan section. Please revise.

3. On Sheet A1-1, please label the drive aisle width where the island bump-out is located. The minimum requirement is 24' (foot).

4. The Unified Development Ordinance (UDO) Article 12 has specific requirements concerning pavement thickness, and subgrade. If a geotechnical report is used to justify a different design than shown in the UDO, then the report should specify that the proposed design is equal to or exceeds the standard design provided in the UDO. Revise the pavement detail to meet the Unified Development Standards (UDO). These standards can be found in the UDO, Article 12.F.1.
5. It was noted existing landscaping will be re-located. Provide additional information regarding the type, number, and species that is to be moved and indicate the new location.
6. On Sheet A5-1, label the proposed color of the proposed EIFS and Face Brick. It's noted it will match existing, please provide what color that is.
7. Is new lighting proposed (wall or parking lot lighting)? If so, provide the location of the lighting and the manufacturer specifications. Lighting standards can be found in the UDO, Article 7. If new lighting is proposed, please also provide a photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixtures.
8. On Sheet A1-1, the Hospital Addition label is misspelled.

#### Engineering Review

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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1. Pavement detail for PCC pavement and asphaltic paving does not meet the specifications contained in the Unified Development Ordinance (UDO) Article 12.
  2. Please call-out new concrete curb and gutter (CG-1) on the plan view.
  3. Have there been sufficient spot elevations taken to assess the drainage for the new improvements? It is difficult to determine whether the parking lot will drain properly based on Sheet A1-1.
  4. Are there any other improvements, such as fire line upgrades, sanitary sewer upgrades, or other improvements?
  5. A retaining wall is shown in section, but it is not clear where this will be installed. Please note that the retaining wall cannot be installed within an easement or right of way, including the footing. A separate building permit will also be required for any retaining wall.
  6. An erosion and sediment control plan was missing. Please show a simple erosion and sediment control plan for the site.
  7. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
  8. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total. Items to include in the estimate are: 1) grading to establish proper drainage, 2) removals and demolition of existing pavement and base, 3) subgrade preparation, 4) aggregate, including the area one (1) foot beyond the back of curb, 5) subgrade preparation, including the area one (1) foot beyond the back of curb, 6) paving, 7) erosion and

sediment control devices, 8) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil, and 9) any other site work not covered by the submittal drawings dated May 29, 2015.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code .

2. 2012 IFC 503.4 -Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

Access to the fire department connection (FDC) to the west of the project shall be maintained at all times.

3. 2012 IFC 3311.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

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