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## PLANNING AND DEVELOPMENT

### Commercial Final Development Plan Applicant's Letter

**Date:** Thursday, September 03, 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:**

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

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1. The pavement section shown for the asphalt still does not meet the Unified Development Ordinance (UDO) Article 12 in terms of pavement thickness. Parking stalls and drive aisles are required to have a minimum 2" surface course over a 5" base course of asphaltic concrete. Fire lanes are required to have the same, except the base course is 6" minimum.

2. When resubmitting revised plans, please provide 6-full sets and one 1/2 size full set of plans.

<b>Engineering Review</b>	Gene Williams	Senior Staff Engineer	Corrections
	(816) 969-1812	Gene.Williams@cityofls.net	

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1. The pavement section shown for the asphalt still does not meet the Unified Development Ordinance (UDO) Article 12 in terms of pavement thickness. Parking stalls and drive aisles are required to have a minimum 2" surface course over a 5" base course of asphaltic concrete. Fire lanes are required to have the same, except the base course is 6" minimum.
2. An erosion and sediment control plan was shown, but hay bales are not allowed in the City of Lee's Summit. Alternatives include gutter buddies, rock checks, mulch berms, and other measures described in the Design and Construction Manual.
3. The estimate provided did not appear to include sufficient breakdown of costs necessary to prepare a fee schedule for the work. In particular, curb and gutter were missing, and new pavement work appears to be based on thin asphaltic concrete sections that are not in conformance with the UDO Article 12. Aggregate base also appeared to be missing, including the area one (1) foot beyond the back of curb. Finally, erosion and sediment control devices were missing, along with final restoration including sodding, seeding, fertilizer, mulch, and topsoil. The estimate does not need to include items such as landscaping, bushes, trees, shrubbery, lighting, the building, retaining wall, or other items associated with the building itself.

<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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