

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, September 25, 2017

To:

Property Owner: MIDWEST DIVISION LSH LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: S&ME, Inc.

Email: ghuddleston@smeinc.com

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Engineer: S&ME, Inc.

Email: ghuddleston@smeinc.com

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017190

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT MEDICAL CENTER - HCA MEDICAL OFFICE BUILDING

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

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Development Services Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLES. To provide an accurate accounting for the medical center site as a whole, add the following information to the tables on Sheet C0.0:

- Impervious coverage. List both the existing total impervious coverage and the new total impervious coverage.
- Building square footage. List the existing total building square footage and the new total building square footage.
- Parking. The "total" line at the bottom of the Provided Parking table should read 753 standard parking spaces and 25 ADA parking spaces.

2. DRIVE AISLE WIDTHS. The minimum parking lot drive aisle widths for two-way traffic is 24' of actual pavement (i.e. exclusive of curb-and-gutters). The areas where the aisles are flanked by islands and other curbed areas show 24' wide aisles measured to the back-of-curb. Revise by pulling the curbed areas back in order to provide 24' of actual pavement width.

3. ADA PARKING SPACE WIDTH. The ADA spaces on the south side of the proposed MOB are shown as 8' wide. To meet City requirements, the spaces shall be a minimum 9' in width. Revise the detail on Sheet C8.0 and the site plan on Sheet C5.2.

4. DETAIL SHEET (C8.0).

- Pavement details. Neither the asphalt nor concrete pavement details shown meet the minimum design requirements for the City. Please refer to Article 12, Section 12.120.F of the City's Unified Development Ordinance (UDO) for the minimum design requirements.
- Accessible parking sign. 1) The accessible parking sign to be mounted at the head of every ADA space shall be sign type R7-8 (white background, green border/text and blue wheelchair symbol) as identified in the Manual of Uniform Traffic Control Devices (MUTCD). 2) The detail incorrectly shows a minimum mounting height of 60". To meet ordinance requirements, signs shall be mounted no lower than 36" and no higher than 60" above finished grade.

5. LANDSCAPE PLAN.

- To meet ordinance requirements, all deciduous trees (shade or ornamental) shall be a minimum 3" caliper at the time of planting. The Kousa Dogwood listed on the Plant Schedule on Sheet L1.0 is listed as 2" caliper. Revise.
- The new parking areas along the SE Blue Pkwy frontage are required to be screened from view using evergreen shrubs planted at a ratio of 12 shrubs per 40 linear feet of parking lot frontage. Please provide the calculations to verify that this screening requirement is met.

6. LIGHTING.

- Are any wallpacks proposed for the office building? If so, please show them on the building elevations to the extent possible. Wall-mounted lighting shall comply with the standards of Article 7, Section 7.270 of the UDO.
- Provide manufacturer specifications for all proposed wallpacks and pole light fixtures for review and approval.

Parking lot pole fixtures shall comply with the standards of Section 7.250 of the UDO.

- Provide a photometric plan for the project area in accordance with Section 7.230 of the UDO.

7. ROOF-TOP EQUIPMENT. Is any roof-top mechanical equipment (exclusive of the elevator penthouse) proposed on the building? If so, please show it on the roof plan. Any roof-top mechanical equipment shall be totally screened from view by raising the building parapets to a height at least equal to the height of the units being screened.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. All Sheets: Please label the existing hospital building.
2. Pavement Design: The pavement design does not follow the Unified Development Ordinance (UDO) Article 12, "Parking", in terms of pavement thickness, aggregate thickness, and subgrade stabilization or geogrid. In addition, there appears to be confusion concerning "light duty asphalt" and "heavy duty asphalt". The UDO does not differentiate between drive aisles and parking stalls. Heavy duty asphalt is required where trucks, delivery vehicles, or emergency vehicles are accessing the parking lot. Normal asphalt thickness is required in all other instances, and should be specified as 1.5 inch surface course over 4 inch base course, over a 6 inch aggregate base, over geogrid or flyash stabilized subgrade. The only difference between "heavy duty asphalt" is the base course of asphalt should be 5 inches rather than 4 inches, with all other aspects of the design remaining the same. If a geotechnical report is used to aid in the design of the pavement, then it must show an equal or better design than shown in the UDO.
3. Grading appears to be shown encroaching within the existing detention basin, and the "Drainage Design Summary" dated Sept. 1, 2017 does not appear to address this issue, other than the discussion of a retaining wall and handrail. Will there be sufficient storage volume after grading and installation of the retaining wall?
4. Sheet C6.1: Please call-out the elevations of the contours. Will the grading near the public water line create a situation where the depth of cover is less than 42 inches or greater than 7 feet?
5. Profile views of the storm drainage system were not shown in the plans. Please provide the profile views for all pipes greater than 6 inches diameter, along with the hydraulic grade line for the design storm.
6. Sheet C7.0: Please clean-up this sheet. It is difficult to determine what is proposed. The linework appears to have been drawn in haste.
7. Sheet C7.0: A 3" domestic water service line is shown, but it is unclear where it is connected to the public water main.
8. Sheet C7.0: A new private sanitary sewer service is shown, but the existing private service which serves the main hospital building does not appear to have been shown.
9. All Utility Sheets: Please label all private sanitary sewer service lines and manholes, private water mains and fire lines, and private storm sewers.
10. Sheet C7.1: Tapping sleeves are not allowed for the water line connection. These must be cut-in tees.
11. Sheet C7.1: The "utility plan inset" shows what is presumably a backflow vault?

12. Sheet C7.1: The backflow vault should be closer to the public main. In general, it should be shown within ten (10) feet of the public main, outside of any public easement. A gate valve must be shown prior to the backflow vault.
13. Sheet C7.1: A new private fire hydrant is shown as U10. This will require a separate backflow vault.
14. Sheet C7.1: The new 3" water line is shown connected to what appears to be the backflow vault. A separate connection to the public water main is required, along with a specially-designed water meter vault.
15. Profile views of the private sanitary lines were not provided.
16. Sheet C7.2: The same comments apply to the "utility plan inset" shown on this sheet. A separate connection to the public water main is required, and the backflow vault and backflow assembly should be closer to the public water main.
17. Sheet C8.0: The pavement detail does not comply with the Unified Development Ordinance (UDO) Article 12, "Parking".
18. Sheet C9.0: CG-1 curb and gutter is required, so please provide a specific reference to CG-1.
19. Curb and Gutter Section: A curb and gutter section should be provided showing the extension of aggregate base, geogrid or subgrade stabilization a minimum of one (1) foot beyond the back of curb.
20. Sheet C9.1: The "storm" lid should be blank since this is a private lid.
21. A profile view of the fire line appeared to be missing.
22. 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, plus a water testing observation fee.
23. Please be aware the retaining wall must be designed and sealed by an engineer registered in the State of Missouri. Please submit the design to Codes.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

For information only.

2. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox switch shall be provided on the physician parking lot gates and a Knox box shall be provided for the building.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required: Correct fire lane width.

4. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: The parking space in front of the FDC shall be blocked out and posted No Parking, or relocate the FDC to an accessible island next to parking and within 100 feet of a fire hydrant.

5. The replacement water main and fire hydrants shall be in place prior to building construction.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Review the parking lot design, particularly the proposed lot expansion west of the primary driveway along Blue Parkway that has an aisle limited in access to right-in/right-out at the driveway. Consider improvements in traffic circulation so that traffic does not have to leave the property/use Blue Parkway when circulating to a parking space. Several other parking spaces that encroach the driveway areas may be relocated.