

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, February 07, 2018

**To:**

**Property Owner:** MIDWEST DIVISION LSH LLC      Email:  
Fax #:

**Applicant:** S&ME, Inc.      Email: ghuddleston@smeinc.com  
Fax #:

**Engineer:** S&ME, Inc.      Email: ghuddleston@smeinc.com  
Fax #:

**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

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**Electronic Plans for Resubmittal**

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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.

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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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-1/2"x11", 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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the comment #3 contained in the applicant letter dated Jan. 17, 2018. A gate valve prior to the backflow vault was requested, and was shown. However, an extraneous and undesired valve was shown outside the meter vault for the domestic line, which was not shown on the last submittal. Please remove this valve.
2. Please refer to comment #7 contained in the applicant letter dated Jan. 17, 2018. Sheet C9.0 shows a curb and gutter detail with the aggregate base course and geogrid/chemically stabilized subgrade a minimum of 1 foot beyond the back of curb, but it is not in the correct location. It should be located as an extension to the aggregate subgrade and geogrid/chemically stabilized subgrade. Please call for details if there is any misunderstanding on this issue.
3. Please refer to comment #2 contained in the applicant letter dated Jan. 17, 2018. The report states in Section 4.2 that a "...retaining wall is proposed on the east and south to maintain the required pond volume." The report goes on to state that "...storage volume has been increased." Which of these conditions will exist after construction (i.e., will it be increased, or will it remain the same?). How much difference will be provided in terms of storage volume?
4. Please refer to comment #1 contained in the applicant letter dated Jan. 17, 2018. A 24" RCP is being proposed to replace a 15" pipe. The report states this was done to comply with the 1 foot minimum freeboard requirement. It would appear this was done to increase the release of stormwater from the pond to decrease the maximum water surface elevation. This action raises a significant question, "was the stormwater report prepared in such a way that a valid methodology was used in its preparation?" We have concerns, since increasing pipe sizes obviously is a significant change to an existing detention basin. The following concerns should be addressed: 1) why was a curve number of 76 used for the pre-development site, when a curve number of 74 was used in the weighted curve number for the post-development (see Section 4.2 of the report), 2) why are the appendices arranged in such a way that it is difficult to interpret (e.g., the post-developed condition for Pond A appears to be over 44 cfs for the 100 year event in one of the appendix, which is significantly higher than the allowable release rate), 3) why was there no consideration given to the construction of a more modern and effective multi-stage structure, with an emergency overflow weir system at the top?

<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.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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