LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Commercial Final Development Plan
Applicant's Letter

Date: Wednesday, March 13, 2019

To:

Property Owner: MIDWEST DIVISION LSH LLC	Email: Fax #: <NO FAX NUMBER>
Applicant: S&ME, Inc.	Email: ghuddleston@smeinc.com Fax #: <NO FAX NUMBER>
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:	1980 SE BLUE PKWY, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

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 shall be provided in the following formats:

- Plats – All plats shall be provided in mulit-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24”x36”) folded to 8-½”x11”, four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. PLAN SIZE. The maximum plan size the Development Services Department accepts is 24" x 36".

2. BUILDING ELEVATIONS. Provide new copies of the building exterior elevations. Previously submitted copies have been used as markup copies.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. A profile view of the wall is now a requirement since 2018. The profile view should present the top of wall elevations at key locations, and bottom of wall elevations at key locations. A note should also be provided stating that an independent inspection be performed on all retaining walls.

2. Sheet C6.0: The overall grading plan shows what appears to be no slope in the bottom of the detention basin. A minimum of 2.0% slope is required in all directions.

3. Sheet C6.0: The contours within the detention basin are not legible. They contain strikeovers.

4. Sheet C6.0: Recommend a separate sheet for the detention basin grading. A separate as-built Record Drawing is required for this feature after construction, and prior to issuance of a Certificate of Substantial Completion.

5. Sheet C6.0: It appears the flowline of the pipe at the exit of the detention basin is higher than the surrounding ground elevation. This is also apparent from Sheet C6.2.

6. Sheet C6.4: The profile view shows a 24 inch RCP, but the plan view shows an 18 inch pipe.

7. Profile View Sheets for Stormwater: There appear to be numerous instances of storm pipes not matching the receiving pipe crown (i.e., in many cases, the receiving pipe crown is higher than the crown of the entry pipe). Why was this done? Standard practice is to match crowns, at a minimum.

8. All Profile Views of the Storm Lines: The hydraulic grade line for the design storm must be shown on the profile view.

9. Please label the existing public sanitary sewer manhole to the west of existing manhole U21. This is City manhole #68-221.

10. Please label the profile view of all sanitary sewers as "private".

11. Sheet C7.4: Several drafting "remnants" appear to be shown on the profile view of the 8 inch fire line. Please clean up as appropriate.

12. Sheet C7.4: C900 water line is not intended to be bent as shown in the two (2) locations on the profile view. The maximum deflection is 1 degree, and only within the joint itself. This equates to approximately 1200 feet of "radius", if using this technique. No deflection is allowed in the pipe, however. Please ensure the pipe meets these requirements for minimum "radius" of "bend".

13. Sheet C8.1: The curb and gutter detail is incorrect. The typical section view shows compacted subgrade over an aggregate base. Please see your previous asphaltic concrete pavement sections on Sheet C8.0 for the proper placement in regard to subgrade and aggregate base.

14. The lid for the sanitary sewer manhole did not appear to be included in the plans. It should be labeled as "SEWER".

15. Sheet C9.2: How will the backflow vault be drained? A specific detail must be shown concerning the drainage for this sump. It may include daylighting with a small pipe, connection to an inlet, or if neither are options, creation of an infiltration sump. Generally, we have seen this method used by constructing a 2 foot by 5 foot round hole, surrounded by permeable geofabric, and filled with clean crushed stone.

16. The bioretention soil mixture, and plan for its placement is vague and unbuildable if using the proposed plan. Specific design details are required. It is not the responsibility of the contractor or inspector to look up a table in a manual while on site. Specific information is required, including a section view, plan view showing dimensions, and all other normal information necessary to construct according to your design.

17. Sheet C6.2: What is a "U Type End Wall With Energy Dissipators"? Please be specific, and show the details concerning this feature.

18. Plans were too large. Final plan sets should be 24 by 36 inches.

19. The "Drainage Design Summary" dated Feb. 15, 2019 (hereinafter referred to as "the drainage study") references the old KCAPWA standards. The date of the most current KCAPWA Section 5600 is Feb. 16, 2011.

20. The drainage study states in Section 2.0 that the peak flow rates will be used as a criteria for peak attentuation, but no mention of extended detention or other volumetric controls are mentioned in this section. Since the water quality is part of the design, shouldn't this be mentioned in Section 2,0 of the report?

21. Please see Section 5608.6 of the Design and Construction Manual. The items listed in this section are the minimum required items to be included in a drainage study. While some of the information is presented in tablature format, there are no graphical formats presented in the appendix. Please ensure these items are provided for all three design storms.

22. Was a type II storm used? The appendix appears to show a type III storm. In accordance with the Design and Construction Manual, if using the SCS method, then a type II storm must be used in the City of Lee's Summit.

23. It appears the routing calculations use an 18 inch pipe, with no other orifices for control of stormwater releases. Will this single orifice be capable of managing all three storm events within the prescribed range of allowable discharges? If not, then a multiple orifice/weir arrangement will need to be provided.

24. Where is the emergency spillway?

25. Please show the nominal 100 year water surface elevation within the detention basin (i.e., assuming zero clogging and a fully-functioning outlet structure). Elevation should be shown graphically to the nearest tenth of a foot. An as-built Record Drawing will be required to ensure the basin is built to plan.

26. When designing the emergency spillway, please show the location of the 100 year water surface elevation within the spillway, assuming 100 clogged condition, and zero available storage within the basin. There should be a minimum of 1.0 feet of freeboard between the clogged condition 100 water surface elevation, and the lowest point of the dam top. In addition, the emergency spillway should designed with a crest elevation a minimum of 0.5 feet above the nominal 100 year water surface elevation.

27. What anti-clogging measures are being used to ensure the primary outlet structure does not clog? This is required as part of the Design and Construction Manual.

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

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. 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.

Recommendation:Ref: C7.2 - If you move the hydrant ((U10) to the planned location of the FDC (U9), then the FDC could be placed on the building and the fire department would be able to use the hydrant and supply the FDC without blocking the fire lane. It would also be a cost savings. The horn strobe would then be located over the FDC along with the Knox Box.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions

1. Consider addressing the traffic comments from 1/16/19 to improve safety on-site. Suggest removing or limiting the parking shown along the drive aisle that provides access directly to the ER from Blue Parkway, especially the few parking spaces located within the driveway area between Blue Parkway and the parking lots. This is an area of increased potential for vehicle conflict involving entering/exiting traffic and parking manuevers.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments