

DEVELOPMENT SERVICES

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

Date: Monday, April 01, 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 multi-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	No Comments
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Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Incoming pipes to the detention basin are shown at or below the outgoing pipe elevation of 992.30. In this area, infiltration is not an effective means for stormwater removal, and will lead to mosquitoes. As we previously commented, 2.0% slope is required in all directions within the detention basin bottom. There can be no allowance for standing water after a storm event, as it will pond for weeks.
2. The pond outlet structure shown on Sheet C6.4 is missing the following design elements: 1) thickness of the walls, 2) steel reinforcement details, 3) step details for access, 4) zero slope in the bottom, leading to the formation of mosquito breeding issues, 5) details concerning the construction of the skimmer, including material to be used, method of attachment, comprehensive dimensions, and reasoning behind this particular design. Is the skimmer detail being utilized to offer anti-clogging protection to the orifices? If so, then a 16 inch stand-off from the outside of the structure will do little to prevent clogging?
3. The anti-clogging method appears to be lacking in terms of achieving the goal of preventing clogging of the orifices.
4. Specific slope call-outs are required in the bottom of the detention basin. The minimum is 2.0% in all directions. Soils in this area will not drain, and infiltration, although a possibility in other parts of the U.S., is not feasible in this area. Without a 2.0% slope in all directions, it has been our experience that the bottom of detention basins will hold water for an extended length of time, and will lead to mosquito issues.
5. An Engineer's Estimate of Probable Construction Costs should accompany your final design drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total sitework, plus a nominal water sample collection fee (i.e., per trip). Items to include in the estimate should be itemized, and limited only to sitework to complete the project.

Fire Review	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 2018 International Fire Code.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

No Comments
