

DEVELOPMENT SERVICES

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

Date: Tuesday, February 22, 2022

To:

Property Owner: MIDWEST DIVISION LSH LLC Email:

Applicant: ACI BOLAND ARCHITECTS Email:

Engineer: GBA ARCHITECTS ENGINEERS Email: BBURTON@GBATEAM.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2022016

Application Type: Commercial Final Development Plan

Application Name: HCA LEES SUMMIT MEDICAL CENTER - ICU EXPANSION

Location: 2100 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 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
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1. MECHANICAL SCREENING. The building elevations show the RTUs screened via a metal screen system versus raised building parapet walls. UDO Section 8.180.E requires screening via parapet walls of a height at least equal to the RTUs being screened from view. Individual screen systems, as shown, are only acceptable in cases where RTUs are being added to existing buildings that lack the required parapet wall heights. As a new construction addition where the necessary parapet wall heights can be designed and constructed with the addition, screening is required to comply with the ordinance requirement calling for parapet walls of a height at least equal to the equipment it screens.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Mention Final Development Plan or FDP, with(in) the title shown on the cover sheet.
2. Include the developer's contact information and the utility contact information.
3. Combine general notes 2 and 3 to state that "The construction covered by these plans shall conform to all applicable standards and specifications of the City of Lee's Summit Design and Construction Manual, current usage. Contractor to contact Development Services Engineering Inspection at (816) 969-1200 48 hours prior to commencement of any construction activity."
4. Show/label the hydraulic grade line(s) within the storm sewer profile view(s).
5. Bedding aggregate is to be placed from a level 6 inches (minimum) below the bottom of the pipe to a level 12 inches (minimum) above the top of the pipe. Revise the trenching and backfill details, accordingly.
6. An itemized and sealed Engineer's Opinion Of Probable Construction Costs needs to be provided. The Final Development Plan's engineering review fee and the inspection fee are based on this estimate, and calculated at 3% of the total. Under the (5) five applicable categories (Water, Sanitary, Storm, Street and Site), few examples of cost items to include in the estimate include: 1) grading to establish proper drainage, 2) grading for parking, 3) removal and replacement of poor-quality subgrade (estimated quantity), 4) storm items, 5) pavement, 6) erosion and sediment control, 7) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Approved with Conditions

1. No comments on civil/utility plans.

Architectural plans reviewed under permit PRCOM20220365.