



November 18, 2022

Diana Johnson
Lee's Summit – Development Services
220 SE Green Street
Lee's Summit, MO 64063

RE: Application Number: PL2022378
Commercial Preliminary Development Plan
HCA LSMC ASC
Response to Review Comments Sent 11/4/22

Dear Diana,

We are in receipt of Commercial Preliminary Development Plan comments regarding the HCA LSMC ASC project located at 1950 SE Blue Parkway. See below for your original comments and our respective responses.

Analysis of Commercial Preliminary Development Plan:

Planning Review

1. ARCHITECTURAL PLANS. No building elevations were submitted for review. Elevations are required to be submitted as part of a preliminary development plan application.
Response: Please find elevations included with the resubmittal.
2. PROPERTY LINE INFORMATION. Label all of the proposed property lines with their respective dimensions and directional bearings.
Response: Property lines have been labeled as requested.
3. SETBACK LINES. Label the 20' Building Lines shown along both street frontages.
Response: The setback lines have been labeled.
4. SITE DATA TABLE. For clarity, label the 11.5% figure provided on the building area line item as representing FAR (i.e. [11.5% - FAR]).
Response: The percentage has been labeled accordingly.
5. UTILITIES.
- Show the current location of the existing water line and sanitary sewer line that run diagonally through the site. Note that they are proposed to be relocated.
Response: The existing utility lines have now been shown and noted to be relocated on the utility plan.

- Show the existing utility easement that contain the existing water line and sanitary sewer line referenced about. Note that the easement is to be vacated.

Response: The existing easement has been added to the utility plan and noted that it is to be vacated.

6. PARKING LOT DESIGN.

- The proposed parking lot boundary is set back 5' from the site's proposed northern property line. The parking lot is required to be set back a minimum 6' from the northern property line, so the property line will need to be shifted north 1'.

Response: The property line has been adjusted to ensure the 6' setback.

- The site legend on Sheet C1.0 shows the use both asphalt pavement and Portland cement pavement. Provide a detail of the proposed pavement for staff to review for compliance of the pavement design with UDO Section 8.260.F.1. Alternatively, you can simply add a note to the preliminary development plan stating that pavement design shall comply with UDO Section 8.260.F.1. A detail can then later be provided at the final development plan stage for review.

Response: A note has been added below the legend that the pavement will be designed per the UDO and details will be provided with the FDP.

7. PARKING LOT DRIVE AISLES. Similar to how the two driveway entrances into the site are shown with 24' of pavement (excluding curb and gutter), so should all internal parking lot drive aisles be designed with 24' of pavement width (excluding curb and gutter). The 24' dimensions labeled on the internal drive aisles go to back of curb, which is incorrect.

Response: The drive aisles have been adjusted to provide a 24' pavement width.

8. ADA PARKING SPACES.

- The westernmost ADA parking space on the south side of the building has no adjacent striped loading/access aisle.

Response: Adjacent aisle striping has been added.

- An ADA parking sign shall be posted at the head of each ADA parking space. Said sign shall be mounted 5' above finished grade, measured to the bottom of the sign. Show the required sign on the plans or add a note to the plans citing the information stated above.

Response: Signs and a note have been added. Details will be included with the FDP.

9. MECHANICAL SCREENING. The plans show a mechanical yard off the building's NE corner. To comply with screening requirements, ground-mounted mechanical equipment shall be fully screened from view on all sides using masonry walls or evergreen landscaping of a height at least equal to the height of the units at the time of planting. Should the building have any roof-top units, the RTUs shall be fully screened from view using parapet walls of a height at least equal to the height of the units.

Response: The mechanical yard will have an enclosure that matches the building architecture, like the trash enclosure. RTU's will be screened with a combination of a parapet wall and architectural screening due to the large size of the needed units.



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10. PHOTOMETRIC PLAN. No photometric plan or exterior light fixture cut sheets were provided for review. Provide photometric and lighting fixture cut sheets that meet the requirements of UDO Section 8.220, 8.230, 8.250, 8.260, 8.270 and 8.280. Alternatively, you can add a note on the plans indicating that lighting shall be provided in compliance with Chapter 8 of the UDO. Detailed review of photometrics and other lighting information can then be deferred to the final development plan stage.
Response: A note has been added on the lighting plan to indicate compliance with chapter 8. The full photometric plan with calculations will be provided with the FDP.

11. PLATTING. Assuming the 3.94-acre site is intended to be sold by the current property owner to a separate party, the site shall be platted prior to the sale/transfer of the property.
Response: The owner does not intend to sell the property.

Engineering Review

1. C1.0 Site Plan:
 - a) ADA ramps will need to be installed at both entrances to Cumberland Drive.
Response: ADA ramps have been added to the plan.
 - b) Call out existing sidewalk width.
Response: Dimensions are now provided for the existing 4' sidewalk along Blue Parkway and 4' sidewalk along Cumberland Drive.
 - c) The plat does not indicate ROW width of Blue Parkway as 50'. The property line is shown as the ROW. Please review and revise if necessary.
Response: The 50' width represents the existing road dimension.
 - d) The northern drive entrance overlaps a curb inlet. Please review and revise to avoid interference.
Response: The drive entrance has been shifted north to avoid interference with the existing curb inlet.
2. C2.0 Grading Plan:
 - a) The bottom of the detention basin appears to be mostly flat. Please ensure that water is able to get from inflow to outflow without causing standing water.
Response: A low flow channel has been added to the plan to allow for drainage of the bottom of the basin to the outlet structure, while maintaining the needed volume.
 - b) 1% WSE cannot be within 20' of a building, please review and revise the southern detention basin.
Response: The detention basin footprint has been revised to respect the 20' buffer.
 - c) Grading cannot take place within the stream buffer. Please review and revise.
Response: The grading has been revised to ensure it doesn't encroach within the stream buffer.



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3. C3.0 Utility Plan:

a) Include proposed sizes for domestic and fire water lines and water meter.

Response: The proposed sizes have been added to the plan.

b) Provide details for detention outlet structures.

Response: The preliminary detention outlet structure detail has been added to the plans.

c) Does the gas line dead end in the southwest corner? Please review and revise as necessary.

Response: The known routing of the gas line has been revised to show it extending further along Blue Parkway.

c) New utility easements will need to be provided over the relocated water and sanitary sewer lines.

Response: The proposed easements have been added to the utility plan.

e) Please show the existing water and sewer line locations. Consider a minor plat/existing conditions sheet.

Response: The existing water and sewer line locations have been added to the utility plan.

4. L1.0 Landscape Plan:

Move the tree out of the southern detention basin.

Response: The tree location has been revised.

Traffic Review

1. Sheet C1.0 - Throat length of each driveway shall be 50'. Please provide dimensions.

Response: The throat lengths have been revised and dimensions added to ensure they are at least 50'.

2. Sheet L1.0 - Please show sight triangles and confirm no issues are present.

Response: Sight triangles have been added to the plan to ensure no trees are located within them.

Fire Review

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.

Action required- The FDC shall be located within 100' of a fire hydrant. Show the location of the FDC.

Response: A private fire hydrant is proposed to be installed and is now shown on the utility plan. The FDC connection is now called out and will be within 100' of the proposed hydrant.



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3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Fire access lanes shall be capable of supporting 75,000-pounds. Only medium duty is called out.

Response: Acknowledged. The main drive aisles will consist of heavy duty pavement to support the required loads.

If you have any questions on any of the above, please feel free to call me at 913-663-1900 or email me at eric.byrd@ibhc.com.

Sincerely,



Eric Byrd, P.E.
Senior Project Engineer



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