

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, February 02, 2023

**To:**

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

**City Staff:** Diana Johnson      Email: diana.johnson@cityofls.net

**Applicant:** Steve Buckeridge      Email: sbuckeridge@hammespartners.com

**Architect:** Rosemary Nelson      Email: rnelson@aciboland.com

**From:** Diana Johnson, Project Manager

**Re:**

**Application Number:** PL2023008

**Application Type:** Commercial Final Development Plan

**Application Name:** HCA Lee's Summit Medical Center Surgery Center (ASC)

**Location:** 1950 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. EXISTING SANITARY SEWER LINE AND EASEMENT. For your information, the existing public main and easement that conflict with the proposed building location shall be relocated (the main) and easement vacated prior to the issuance of a building permit for the building. The associated vacation of easement (VOE) application is currently undergoing the approval process.
2. DROP-OFF AREAS. The drop-off lane serving the building entry at the southwest building corner has a single lane. Staff assumes the intent is for vehicles to circulate in a counter-clockwise manner so the passenger side of a vehicle is on the building side. Provide "One-way" signage at the entrance and "Do Not Enter/Exit Only" signage at the exit plus pavement markings in order to direct circulation.
3. MONUMENT SIGNS. For your information, the review and approval of all exterior signage (i.e. monument signs and wall signs) is done under separate cover through a sign permit application.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sanitary sewer and water line alignment will likely change based on discussions with Water Utilities, and the revised layout shall be included on the Final Development Plan.
2. Overall grading plan shall include notes and labels for the stream buffer. Please revise.
3. In addition to elevation and dimension callouts on the ADA-accessible parking space plan, slope callouts shall also be provided with the design slope no greater than 1.5% in any direction within the ADA-accessible space. Please revise.
4. Erosion and sediment control plan does not show the installation of the detention basins on the staging chart. This shall be one of the first items required as part of the project (i.e., installation of the detention basins), as they directly-affect water quality. It may be necessary to design these basins as temporary sediment basins until such time that the project is completed. Please evaluate and revise as appropriate.
5. Note W5 on the utility plan specifies a 2 inch line. This shall be specified as copper to the meter, and a minimum of 10 feet beyond the meter as copper. Please revise.
6. Rip rap dimensions, including thickness, shall be shown on the plans. Reliance on a formula is not sufficient. Please callout the specific dimensions, including thickness, on the rip rap plans.
7. Trenching and backfill detail should be updated to the July 2020 standard of 12 inch aggregate over the top of pipe. Please revise.
8. The method of draining the backflow vault sump shall be shown. We have seen the following methods used in the past: 1) daylighting with a small diameter pipe, 2) connection to a storm box, or 3) construction of an infiltration

gallery in the form of a 2 foot diameter hole lined with permeable geotextile and filled with clean 3/4 inch rock. In lieu of the above, a sump pump could be installed. Please evaluate and revise as appropriate.

9. A single sheet or perhaps two sheets should be prepared for the detention basins. This shall include the plan view, section views of dam/emergency spillway, and the outlet structures. The reason for this consolidation of the detention basin plans is that an occupancy permit cannot be obtained until an as-built detention basin plan has been accepted by the City. Placing these plans on one or two sheets will make it easier to meet this requirement post-construction.

10. A note should be placed on the detention basin and outlet structure sheets that the detention basins shall be constructed along with the erosion and sediment control devices and measures, and prior to any other activity on the project. In addition, a note shall be provided on these sheets indicating an as-graded and as-built survey shall be submitted and accepted by the City prior to occupancy permit being granted.

11. The following information is required on the detention basin sheets: 1) outlet structure details, including flowline elevations of all weirs, orifices, top elevation, bottom elevations, etc., 2) grading plan of the detention basin, 3) 100 year water surface elevation within the basin shown graphically and numerically, 4) 100 year water surface elevation for the 100% clogged/zero available storage event, 5) cross-section of the dam in relation to an emergency spillway, with callouts showing the 100% clogged/zero available storage condition is a minimum of 1.00 feet below the top of the dam, 6) cross-section of the dam showing the 100 year water surface elevation for the nominal condition (i.e., fully-functioning and not clogged) is a minimum of 0.50 feet below the crest of the emergency spillway, 7) bottom of the basin with slope callouts and elevations, 8) 100 year storage volume callouts. These figures shall be compared to the as-built condition prior to issuance of an occupancy permit to determine whether storage volumes have been met, and whether elevations of the outlet works have been met.

12. Dimensions shall be shown between the 100 year water surface elevation for the 100% clogged, zero available storage event and any property line or building, and shall be no less than 20 feet.

13. A plat is needed to fully-evaluate the alignment of the public sanitary sewer and public water lines to be relocated for this project. The plat is also needed to evaluate the project in terms of other issues including setbacks, easements, etc. Please submit a proposed layout of the plat.

14. Concrete low-flow channel is not allowed in the City of Lee's Summit unless a waiver is granted by the City Engineer. Please revise.

15. A single 1 inch diameter orifice or 1.5 inch diameter orifice shown for the detention basin outlet structures does not meet the recommendations of the MARC manual. According to guidance supplied in the MARC manual, any calculated orifice less than 4 inches in diameter should utilize a perforated riser or other means to regulate the 90% mean annual event. Please evaluate and revise as appropriate.

16. Orifice 2 on the north detention basin outlet structure on Sheet C7.4 does not appear to match the pond setup sheet shown in the report. Please review and revise as appropriate, including a re-run of the routing calculations.

17. Concerning the above comment on the 2 inch orifice, is a 2 inch orifice appropriate for both of these outlet structures? This would appear prone to clogging and high maintenance. Please evaluate and revise as appropriate.

18. Landscaping Plan: Please show the location of all public water lines and public sanitary sewer lines to ensure a minimum of 5 feet from the mature tree trunk is maintained between the outside of the pipe and any tree trunk.

19. Ensure no lighting pole bases are within any City easements. This would appear to be a concern for the north property line, where the new sanitary sewer will be located.

20. A curb and gutter detail showing the extension of subgrade (i.e., aggregate base and geotextile) a minimum of 1 foot beyond the back of curb was not shown. Please provide a typical section view showing the minimum 1.0 feet extension beyond the back of curb. Alternatively, you may wish to update the asphaltic concrete and PCC section details to show the section in relation to a curb and gutter, and how the subgrade will be extended a minimum of 1 foot beyond the back of curb. Please evaluate and revise as appropriate.

21. Were both discharge pipes from the two detention basins sized to manage the 100 year event? These pipes shall be designed to manage the 100 year event without reliance on the emergency spillway. The emergency spillway shall be utilized only in the event of a storm event that exceeds the 100 year event, or when the outlet works becomes clogged. Please evaluate and revise as appropriate.

22. If an emergency spillway(s) is not necessary based on grades (i.e., if overtopping would not lead to a catastrophic failure of the dam due to it being placed within a depression), please discuss in the stormwater report. This would include a discussion of the 100 year water surface elevation in relation to the existing grades at the toe of the dam or other considerations. Based on what I can gather from the grading plan, it would appear there may be the opportunity to delete the requirement for an emergency spillway, but we will need you to evaluate and make this independent determination based on your design.

23. In addition to elevation callouts on the ADA-accessible ramps, slope callouts are required. A maximum cross-slope of 1.50% shall be shown for the sidewalk and ADA-accessible ramps, and no more than 7.50% running slope for the ADA-accessible ramps. Please revise as appropriate.

24. The 5 foot minimum width ADA-accessible route across the commercial entrances shall be shown, including width, cross-slope, and elevations. Please revise as appropriate.

25. A gate valve is required immediately prior to the backflow vault on the public side. Please revise.

26. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the estimate are: 1) pavement, 2) aggregate subbase, including the area one (1) foot beyond the back of curb, 3) geogrid, including the area one (1) foot beyond the back of curb, 4) compaction and grading for parking lot, 5) detention basin grading, 6) private storm lines and structures, 7) detention basin outlet structure and piping, 8) sanitary sewer laterals and wyes and tracer wire in accordance with the standard detail, 9) water lines and connections, 10) fire hydrants, 11) sidewalk, 12) ADA-accessible ramps, 13) curb and gutter, 14) rip rap, 15) erosion and sediment control measures and devices, and 16) final restoration including sodding, seeding, topsoil, fertilizer, mulch, and final removal of erosion and sediment control measures and devices.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

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.

1. - Provide cleanout near where sanitary leaves footprint of building per 2018 IPC 708.1.3.  
- Provide additional cleanout to comply with 100' rule per 2018 IPC 708.1.2.
2. Provide engineered light pole base detail.
3. Specify type and location of irrigation system backflow preventer.