

DEVELOPMENT SERVICES

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

Date: Tuesday, February 28, 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

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:

Required Corrections:

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

1. EXISTING SANITARY SEWER LINE AND EASEMENT. 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.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
---------------------------	---------------------------------------	---	--------------------------

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$60,318.31

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate an inspections coordination meeting with the assigned Field Engineering Inspector.

3. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan for both detention basins prior to issuance of any occupancy permit for the proposed development.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Fire Review	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.

The proposed location is obstructed and exceeds 100 feet to a hydrant. Locate the FDC on the north side of the building near the hydrant.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
-----------------------	---	-------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
------------------------------	------------------------------	---	--------------------------

2. Provide engineered light pole base detail.

2/28/23 - deferred to permit submittal

3. Specify type and location of irrigation system backflow preventer.

2/28/23 - deferred to permit submittal