

DEVELOPMENT SERVICES

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

Date: Friday, November 08, 2024

To:

: CATALYST DESIGN GROUP

Email: PPIERCY@CATALYST-DG.COM

Applicant: Wesley Blissard

Email: wblissard@catalyst-dg.com

: <NO CONTACT NAME AVAILABLE>

Email:

Property Owner: MIDWEST DIVISION LSH LLC

Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024191

Application Type: Commercial Final Development Plan

Application Name: HCA Midwest Lots 1C & 1D

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:

Required Corrections:

Planning Review	Claire Byers (816) 969-1242	Claire.Byers@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to comment #14 in previous applicant letter. I am still not seeing any callout on the plan view (detention basin detail sheet in this case DP-C6.3) for the rip rap. The plan view calls out 8 ft by 9.5 ft rip rap and refers to Sheet C3.3, but when directed to Sheet C3.3, critical design notes are missing, such as the sizing (D50). To make this process simple, why not place all of this information on Sheet DP-C6.3? Provide the width, length, depth, D50 sizing, a filter fabric. It does not appear to make sense to locate this detail within the erosion and sediment control plan. Corrections required.

2. Pedestrian bridge design shall be submitted by a registered professional engineer licensed in the State of Missouri prior to formal approval. Informational comment.

3. Refer to comment #17 in the previous applicant letter. It appears the typical section views of the asphaltic concrete are acceptable, but the KCMMB callout was missing. Correction required to designate KCMMB asphaltic concrete mix.

4. Refer to comment #19 in previous applicant letter. A site specific design for the ADA-accessible ramps at the new commercial entrance and the ADA-accessible route across the new commercial entrances was requested, but not provided. A note stating "See GEN-1, GEN-3A, etc." is not going to be adequate. The plan shall include: 1) elevation callouts at corners, 2) running slope callouts, 3) cross-slope callouts, 4) width of sidewalk callouts, 5) width of ADA-accessible route callouts for the new commercial entrance, 6) "wingless" design, and 7) distance from the truncated dome to the back of curb not to exceed 5 feet. Corrections required.

5. DP-L1.0 - Landscape Plan: Can you provide a limit of disturbance that minimizes the amount of tree removal to the minimum? As shown, the limit of disturbance is fairly wide, and not certain why. Correction required.

6. DP-C6.4, DP-C6.1, DP-C6.0, DP-C5.1, and erosion and sediment control plan sheets: Show the extent of tree removal and clearing activities within the stream buffer. Only limited tree removal and limited clearing is allowed without a waiver. Show the extent as clearly as possible. Corrections required.

7. Sheet DP-C3.0: The limit of disturbance shown on this sheet is too wide in relation to the bridge. Please narrow this down to the absolute minimum needed to install the bridge. Correction required.

8. Sheet DP-C6.4: 8 inch water main is shown on profile view near the western bridge pier, but this should be noted as a sanitary sewer line. Correction required.

9. Cost estimate required prior to formal approval. Informational comment.

Fire Review	Jim Eden	Assistant Chief	Complete
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(816) 969-1303

Jim.Eden@cityofls.net

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

No Comments

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Approved with Conditions

1. Inadequate information to complete review.

Provide the following:

Complete grease trap designs.

9/20/24 - Deferred per request.