

DEVELOPMENT SERVICES

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

Date: Wednesday, March 26, 2025

To:

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

Engineer/Surveyor: Wesley Blissard **Email:** wblissard@catalyst-dg.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025054

Application Type: Commercial Final Development Plan

Application Name: HCA - Lee's Summit Medical Center - ED 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:

Required Corrections:

Planning Review	Claire Byers (816) 969-1242	Senior Planner Claire.Byers@cityofls.net	Corrections
------------------------	--------------------------------	---	-------------

1. C.25. Oil & Gas Wells. The location of all oil and/or gas wells within the subject property. Per UDO, please add. If none, include statement in notes indicating none and reference source.
2. Site plan notes 're-installed site signage', sign permits required if signage will be relocated/added.
3. Landscape plan references 6 shrubs req. for 'Open Yard minimum', but only 5 provided in text. 6+ shown on plan so just revise language to match.
4. "C.31. Mechanical Screening
. Location, size, and type of material to be used in all screening of ground mounted mechanical equipment." Is decontamination tank above ground? If so, provide screening plan.
5. D.2. Screening Materials
. Location, size and materials to be used in all screening of rooftop mechanical equipment.
Confirm if any roof-mounted equipment is proposed.
6. 11 trees will be removed per conservation plan; only 3 trees proposed per landscape plan. Please add 8 more trees to landscape plan. These can be added anywhere on site, potentially add some to landscape island just south of project scope with two dead trees labeled.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Please add a note stating: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
3. Add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
4. Add a note regarding protecting the existing water line that runs beneath the pavement where removals are proposed.
5. The existing storm sewer lines shown in the plans do not appear to agree with City mapping. The storm sewer line that is indicated for abandonment is not identified on City mapping. There is an existing east-west storm sewer line shown on City mapping that is not shown in these plans but could be shown by expanding the plan view slightly to the south. Please verify existing infrastructure and revise the plans accordingly.
6. Add stormwater drainage information to the plans including the drainage map, pipe/inlet calculations, and pipe profiles. Please provide unique identification letter/numbers for each structure. Add site/project specific ADS design information.

7. For storm structure G5 (eastmost structure), the crown of the incoming pipe must be at or above the crown of the exiting pipe in a structure with a minimum fall of 0.5 feet at a 90-degree connection. Verify that this structure and all other structures are in accordance with APWA Section 5604.5 - Inverts and Pipes.

8. Add all City standard details that pertain to this project including, but not limited to, curb/gutter, concrete pavement jointing, sidewalks/ramps, etc.

9. Please provide a graphic and notes showing the aggregate base to be extended a minimum of 12 inches beyond the back of curb. The City standard detail does not show this, so provide either a standalone curb detail or add the curb detail to the typical pavement section.

10. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure the plans include all site-specific width/length dimensions, elevation callouts, running slope callouts, and cross-slope points for the construction of ADA-accessible ramps and sidewalks. Include all ADA facilities for access to the building.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Meet egress requirements during construction.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------
