



April 10, 2025

Daniel Fernandez
Planning Division
City of Lee's Summit
220 SE Green
Lee's Summit, MO 6463

Re: PL2025054 - HCA Lee's Summit Medical Center – ED Expansion
Final Development Plan Comment Response Letter

Dear Daniel Fernandez,

The following are responses to your comments received on March 26, 2025, for the above-referenced project:

Planning Review – Claire Byers, Senior Planner

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.
***Response:** Per Site Surveys and original hospital plans (by George Butler Associates, Inc. dated 10/23/2006), there are no oil or gas wells on site. This note has been added to sheet C2.0 (General Notes), un the "Lee's Summit Final Development Plan Notes" section.*
2. Site plan notes 're-installed site signage', sign permits requires if signage will be relocated/added.
***Response:** Acknowledged, a sign permit will be submitted for any new or modified site signs. Please note the previously referenced "re-installed site signage" is no longer proposed due to the storm sewer revision.*
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.
***Response:** Landscape Requirements Chart updated.*

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.

***Response:** The decontamination tank is an underground tank. No additional screening measures are required.*

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.

***Response:** No rooftop equipment will be taller than the proposed parapet height. No screen wall is anticipated at the ED Expansion roof.*

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.

***Response:** Additional annotation added to tree conservation plan. 13 trees are now being removed. 4 of the 13 trees are dead, leaving 9 live trees being removed. Additional trees added to landscape plan. Revised landscape plans now include 11 new trees.*

Engineering Review – Susan Nelson, P.E., Senior Staff Engineer

1. Submit an Engineer's Estimate of Probable Construction Costs.

***Response:** The Engineer's Estimate of Probable Construction Costs is included in the resubmittal package documents.*

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."

***Response:** This note has been added to sheet C2.0 (General Notes), in the "Lee's Summit Final Development Plan Notes" section.*

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."

***Response:** This note has been added to sheet C2.0 (General Notes), in the "Lee's Summit Final Development Plan Notes" section.*

4. Add a note regarding protecting the existing water line that runs beneath the pavement where removal is proposed.
Response: A note has been added to sheets C3.0 & C5.0, stating that the contractor shall use caution and take measures to ensure the existing watermain is protected during demolition and construction of the project.
5. The existing storm sewer lines shown in the plans do not appear to agree with the City mapping. The storm sewer line that is indicated for abandonment is not identified on the City mapping. There is an existing east-west storm line shown on City mapping that is not shown in the plans but could be shown by expanding the plan view slightly to the south. Please verify existing infrastructure and revise the plans accordingly.
Response: After cross-referencing the City mapping and previous Construction Plans, the existing storm lines have been adjusted to match the existing conditions.
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 specific ADS design information.
Response: The overall drainage area map is now included within the plan set. Please note the revised storm sewer now only includes a single inline drain installed on an existing storm line.
7. For storm structure G5 (eastern most 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 the structure and all other structures are in accordance with APWA Section 5604.5 – Inverts and Pipes.
Response: The referenced storm structure is no longer proposed in the plans. The only added structure is an inline drain on an existing storm line.
8. Add all City standard details that pertain to this project including, but not limited to, curb/gutter, concrete pavement jointing, sidewalks/ramps, etc.
Response: All applicable City standard details have been added.
9. Please show a graphic and notes showing the aggregate base to be extended a minimum of 12" 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.
Response: The aggregate base is now shown to extend 12" past the back of curb in the typical asphalt and concrete pavement detail.
10. Provide a complete plan for the ADA-accessible ramps and sidewalks. Ensure the plans include site-specific width/length, dimension, elevation callouts, running slopes callouts, and cross slope points for the construction of ADA-accessible ramps and sidewalks. Include all ADA facilities for access to the building.
Response: A site accessibility plan is now included on sheet C5.2.

Fire Review – Jim Eden

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.

Response: Acknowledged, all proposed work shall be in accordance with the 2018 IFC and the contractor shall ensure all egress requirements are maintained throughout construction.

Please review the above responses together with the revised plans and let me know if you have questions or need additional information.

Regards,

Catalyst Design Group



Jack Parker, PE; LEED AP
Principal, Senior Project Manager