



June 30, 2025

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

Re: PL2024191 - HCA Midwest Lots 1C & 1D
Final Development Plan Revision Comment Response Letter

Dear Daniel Fernandez,

The following are responses to your comments received on June 18, 2025, for the above-referenced project:

Planning Review – Claire Byers

1. Provide available manufacturers specs/elevations of temporary kitchen structure and accessible ramp.

Response: The Kitchens To Go plans have been included to provide the required information as well as pictures of the trailers for your reference. Please note that the decks and walkways will be enclosed due to potential adverse weather conditions during the temporary kitchen's use. The construction is intended to be light gauge metal studs with a painted fire-retardant plywood finish. The plywood serves two functions: structural and fire resistance.

2. Clarify how many parking stalls will be temporarily blocked due to structure and surrounding generators/other temp. equipment.

Response: A note has been added on sheet C5.3 clarifying the temporarily unavailable spaces.

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 the fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Provide plans for building permit review.

Response: Acknowledged, the proposed plans shall be in accordance with the 2018 IFC. Building Permit plans will be submitted for review.

Building Codes Review – Joe Frogge

1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the IIC/ANSI A117.1-2 as amended and adopted by the City of Lee's Summit.

Actions required: Update applicable code on sheet G-002 to comply.

Response: Acknowledged, the applicable codes section in the Building Plans will be corrected and coordinated with the Building Permit plan review.

2. Architectural Plans are not part of this review.

Actions required: Comment is informational.

Response: Acknowledged, the Architectural Plans will be submitted for Building Permit review.

3. Jackson County Health Department review and inspection deferred to building permit.

Actions required: Comment is informational.

Response: Acknowledged, the Missouri Public Service Commission approval is included in this resubmittal for records/reference.

4. Insufficient information to complete review.

Actions required: Provide utility plan.

Response: Refer to the included utility plans provided within the MEP scope for the utility plan review.

Engineering Review – Gene Williams, P.E.

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

Response: Acknowledged, the required as-builts will be submitted when available after detention pond construction and stabilization.

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

Response: Acknowledged, the Contractor will coordinate and schedule the project coordination meeting.

3. 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) have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.
\$40,031.35

Response: Acknowledged, the applicable fees will be paid prior to permit issuance.

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.

Response: Acknowledged.

5. Third party inspection of the bridge installation shall be required. Informational comment.

Response: Acknowledged, third party inspection of the pedestrian bridge will be obtained.

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



Wesley Blissard, PE
Design Engineer