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Loic Nguinguiri, E.I.
Development Services
City of Lee's Summit, MO
220 SE Green St
Lee's Summit, MO 64063

Re: St. Luke's East – Flex Facility Expansion—Land Disturbance Plans
Permit # PRLD20200498
McClure Project # 190891-000

Dear Loic:

Enclosed are revised plans on the above-referenced project. These plans have been revised in accordance with the City review comments received on 3/4/2020. The written response following the City comment (in **bold**) is to indicate the actions taken to address your comments. The numbering system utilized corresponds to the City review comment numbers.

1. General: Please acknowledge that this review covers a set of plans that contains sheets C001, C002, C101, C102, C103, C104, C201 & C202. Please include the missing sheets in the resubmittal.

Acknowledged (all missing sheets have been added). Note that we've also included C200 (Grading Plan) in the submittal.

2. General: Please updated list of contents to match set of plans (for the resubmittal).

The 'Index of Sheets' has been updated.

3. General: Please updat the title block. The term(s) "Land Disturbance" or "Construction Documents" should appear under the address.

"Construction Documents" labels have been added to all sheets.

4. Sheet C101 & C201: Please install ESC protection on the edge of all existing pavements adjacent to grading operation(s).

Wattles and Silt Fence have been added at the edge of existing pavements.

5. Sheet C101 & C201: Please install curb inlet sediment barrier on curb inlet located between contour elevations 984 & 985 on the south side of the plan.

Curb inlet sediment barrier has been added at this location.

6. Sheet C101 & C201: In order to use the ESC barrier device more efficiently, please consider adding or (relocating), the silt fence, anywhere between the disturbance areas and the parking lot area to prevent mud runoff and accumulation. Considering the fact that the back of curb also serves as a runoff barrier, please show location of silt fence J-hooks, as needed.

Acknowledged.

7. Sheet C101 & C201: Please consider the following sequence of actions regarding the construction of the parking lot (expansion) on the west side: (1) Tree Removal, (2) Grading, (3) Curb and gutter removal.

Acknowledged. Will forward suggestion to contractor.

8. Sheet C102 & C202: On the plan view, please clearly indicate the area where trees would be cut down (using chainsaw) and the area where trees would be stumped and root balled.

This was delineated via the notes on Sheet C202. A note has been added to Sheet C102 referencing the contractor to the notes on Sheet C202 specific to tree removal and protection of the emergent wetland and emergent wetland buffer. NOTE also that the clearing limits have been adjusted based on updated guidance from St Luke's hospital.

9. Sheet C102 & C202: Please install ESC protection on the edge of all existing pavements adjacent to grading operation(s).

Wattles and Silt Fence have been added at the edge of existing pavements.

10. Sheet C102 & C202: The ground appears to be relatively flat on the east side of the disturbance area. Please extend the silt fence down close to the construction limits.

Silt fence has been extended further in this area.

11. Sheet C102 & C202: Please install ESC Protection all around existing emergent wetland area(s).

Silt fence and wattles have been added around emergent wetland.

12. SWPPP: Please provide a MDNR permit along with the resubmittal since it is indicated that the disturbance is over one acre.

MDNR Permit has been added to the SWPPP

13. SWPPP: In section 1.5, it seems like the total project area is equal to the construction site area to be disturbed. Please confirm this is accurate.

This is accurate.

14. SWPPP: In section 2.2, it seems like the construction sequence includes backfilling. Please clarify.

'Backfilling' is referencing utility trenches or any other holes dug as part of construction.

15. SWPPP: Please update SWPPP to match revision of set of plans (for the resubmittal).

SWPPP has been updated.

16. SWPPP: It is our understanding that the trees represent critical habitat for the bats. Please clarify Section 1.7.

While the trees do represent potential bat habitat, the tree removal is planned to occur within the 11/1 – 3/31 window when bats are not within the trees per State and Federal guidance (so no critical habitat is being affected because the removal is going to occur within this window).

We hope that we have adequately addressed each one of the above-referenced review comments and look forward to the approval of this submission. Please call or email should you have any questions regarding the above comments.

Very truly yours,

Matt Eblen, P.E.