

PLANNING AND DEVELOPMENT

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

Date: Friday, March 31, 2017

To:

Property Owner: SAINT LUKES EAST HOSPITAL

Email:

Fax #: <NO FAX NUMBER>

Applicant: ACI BOLAND

Email: mhunter@aci-boland.com

Fax #: (816) 763-9757

Engineer: SHAFER KLINE & WARREN INC

Email: BOREN@SKW-INC.COM

Fax #: (913) 888-7868

From: Hector Soto, Planner

Re:

Application Number: PL2017063

Application Type: Commercial Final Development Plan

Application Name: SAINT LUKES EAST HOSPITAL- OR ADDITION #2

Location: 100 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and Codes Administration Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

5. An Engineer's Estimate of Probable Construction Costs for the site work should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and calculated at 3% of the total. Items to include in the itemized estimate are: 1) grading to establish proper drainage, 2) sanitary sewer lines and structures, 3) storm lines and structures greater than 6" diameter, 4) parking lot grading and compaction, 5) aggregate base course for parking lot, including the area one (1) foot beyond the back of curb, 6) geogrid for parking lot, including the area one (1) foot beyond the back of curb, 7) pavement for parking lot, 8) curb and gutter, 9) adjustments to storm inlets, 10) erosion and sediment control devices and measures, and 11) final restoration, including sodding, seeding, mulch, topsoil, and fertilizer.

4. Sheet C3.2: Standard Sidewalk and Concrete Sidewalk Details appear to contradict each other. Although no public sidewalk is being proposed for this project, we recommend a leveling course be installed beneath the concrete as shown in the "Standard Sidewalk" detail. In addition, we recommend a 1.5% maximum slope rather than 2.00% maximum slope. However, all sidewalks on this project are private, so this is only a recommendation.

3. Sheet C3.2, Concrete Curb and Gutter Details: Please show the aggregate and geogrid being extended a minimum of one (1) foot beyond the back of curb.

2. Sheet C3.0: Please label the new sanitary sewer line as "PRIVATE".

1. Sheet C2.1: Please eliminate the sediment fence detail. The trench and backfill method is not allowed. Only machine-laid silt fence is allowed in Lee's Summit. It is acceptable to merely provide a note on the plan view stating "silt fence in accordance with City of Lee's Summit standards", or equivalent language.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 2012 International Fire Code.

Fire protection and life safety systems shall be maintained during construction per IFC Chapter 33 and 35. For information only.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
