

October 30, 2017



Christina Stanton, Senior Planner
City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063

**Re: Lee's Summit Surgical Center – PL2017209
Minor Plat
Responses to City Comments**

Dear Ms. Stanton:

Enclosed is a revised plat for the above referenced project. The plat has been revised in accordance with the City comments dated October 5, 2017.

The following written response is provided to indicate the actions taken to address the City comments. The numbering system utilized herein corresponds to the City Review Comment numbers.

Planning Review

1. Correct the title to read "Minor" Plat, not "Final".
The title has been revised accordingly. It was understood that a Minor Plat would be acceptable to the City, after a Final Plat was prepared and submitted in accordance with the Final Plat contents and requirements.
2. Correct certification paragraph to read as follows: "This is to certify that the minor plat of "Lee's Summit Surgical Center -- Lot 1" was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to the Unified Development Ordinance No. 5209:"
The certification has been corrected to correspond to a Minor Plat as requested.
3. Remove extra signature block lines that were intended for the Mayor and Planning Commission Secretary and are not needed for a minor plat.
Extra signatory blocks have been removed as requested.
4. It is staff's preference to either have the easement removed from the plat once vacated or have a note indicating the Instrument number for the easement once vacated.
The option of removing the easement from the plat is now reflected on the plat.
5. Add the following address to the plat: 2861 NE Independence Avenue.
The address has been added as a general note.
6. Remove the waiver of rights of easement restoration above the property owner signature. It duplicates language already in the easement dedication paragraph.
The duplicated waiver of rights of easement restoration has been removed.

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7. To maintain consistency in lot numbering and plat titles within the development, the lot shall be renumbered 15A; the plat title shall be revised as "I-470 Business and Technology Center".

The lot number and plat title have been revised accordingly.

8. Show and label the existing sidewalk along NE Independence Avenue. Provide a 5' sidewalk along NE Jones Industrial Drive and NE McBaine Drive.

The existing and proposed sidewalks are now shown adjacent to the plat.

Engineering Review

1. Include Drainage Note: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lot unless specific application is made and approved by the City Engineer.

The drainage note has been added as requested.

2. Include location of any oil and/or gas wells, if any, or include a note indicating none are known to exist on the property, based on available information.

A note has been added indicating that there are no known oil and/or gas wells on the subject property, per the MDNR Oil & Gas Database, updated February 1, 2017.

GIS Review

1. Need control points. Current parcel(s) owner listed with JaCo as MARION RIDGE SAFETY STORAGE. Owner listed on plat as LSMOB. Closure good.

Coordinates have been added. Note the property will be conveyed to LSMOB, LLC, prior to recording of the plat.

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 should you have any questions regarding this submittal.

Very truly yours,

SHAFER, KLINE & WARREN, INC.



By: Dan McGhee, P.E., ENV SP
Senior Project Manager

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cc: Rick Clawson, ACI Boland Architects
Enclosure

October 30, 2017



Christina Stanton, Senior Planner
City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063

**Re: Lee's Summit Surgical Center – PL2017211
Final Development Plan - Responses to City Comments**

Dear Ms. Stanton:

Enclosed are revised plans on the above referenced project. These plans have been revised in accordance with the City comments dated October 6, 2017.

The following written response is provided to indicate the actions taken to address the City comments. The numbering system utilized herein corresponds to the City Review Comment numbers. Please note that sheet numbers have been updated on the resubmittal, as a SKW lighting plan is now included in the set.

Planning Review

1. Staff has assigned the address of 2861 NE Independence Avenue to this project.
Comment noted. The address is now reflected on the final development plan.
2. Staff recommends staggering the shrubs screening the parking lot along NE Independence Avenue and NE McBaine Drive.
The parking lot screening is now staggered as recommended.
3. Section 7.180.E of the Unified Development Ordinance (UDO) required that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units.
The roof-mounted equipment will be screened with the use of the mechanical parapet. The mechanical equipment has been moved closer to the upper clerestory windows allowing the parapet footprint area to be reduced and the parapet to be engaged into the overall building design. The mechanical parapet height is shown currently and will be constructed to the same height as the equipment with the same high-quality aluminum composite metal panels that are proposed on the rest of the building.
4. The proposed metal panels appear to be in greater quantity than what staff can administratively approve. Section 7.170.A.6 of the UDO states that metal shall only be used in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council. Provide a break down

of materials (percentage) per each elevation. In addition, provide more detail regarding what type of metal panels are being proposed.

The overall area of the metal panels has been reduced to an overall area of 40 percent for the building. We have included the requested break-down of the area for each of the building materials for each elevation. The metal panels in question are prefinished Kynar aluminum composite metal panels, not single sheet metal. Also included are actual samples of the proposed building materials along with a sample aluminum composite metal panel mock-up for your review.

5. Provide a breakdown indicating the maximum footcandle, minimum footcandle, average maintained footcandle, and the maximum to minimum ratio for each lighting zone per Section 7.230.E.

SKW has now prepared a lighting plan for the project, shown on resubmittal Sheets C16 and C17. Sheet C16 includes a statistics table including the information requested above.

6. In addition, provide the uniformity ratios required per Section 7.250.F of the UDO.

The SKW lighting plan meets the uniformity ratios required per this Section of the UDO.

Engineering Review

1. Consider reversing the traffic flow on the east side of the building. Doing so will reduce the chance of vehicle conflicts at the intersection of NE Jones Industrial Drive and NE McBaine Drive. It will also allow the passengers to be closer to the building in the patient drop-off parking area along the building.

Reversing the traffic flow has been considered, but will remain as originally submitted. A concern with reversing the flow is that patient pickup procedures would push internal site circulation out to NE McBaine Dr. Patient's rides would park in the south lot and go inside the facility to verify the patient is checked out and ready for pickup on the east side of the building. Their ride would then have to exit the site onto NE McBaine Dr to get back to the one-way entrance.

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

A sealed Engineer's Estimate of Probable Construction Costs for site work is included with this resubmittal as requested.

3. General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

Enlarged scale ramp grading details are now provided on Sheet C11, and include this information as requested.

4. General Comment: All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

The ADA details are now cross referenced between the grading plan (C09), enlarged grading detail (C11) and City standard typical ramp detail sheet (C20).

5. Please include information regarding the existing structure approx 80' east of Str 30A, along with the line to the south of that existing structure. The plans do not address it all.

The existing structure is identified as an area inlet with a top elevation of 977.51 on the existing conditions sheet. Additional information has been added to the callout to correlate to the as-builts. Please note the original platted lot line crosses through this inlet, suggesting that a storm sewer line connects to the south. A STM linetype is now used for the storm sewer to clear up any confusion with linetypes.

6. Sheet C03: Add "Per City Requirements" to Demolition keynote 8.

Per City Requirements has been added to demolition keynote 8 as requested.

7. Sheet C04: Triangular silt dikes are shown, but no standard detail is included. Add detail in or change erosion item.

A wattle ditch check is now specified, to correlate with the Detail on Sheet C06.

8. Sheet C09: Reference the sheet number for the sidewalk ramp details in the sidewalk ramp labels.

The cross reference to Sheets C11 (enlarged grading details) and C20 (City standard) have been added as requested.

9. Sheet C09: Include "FBD" in the Legend.

FBD (Flat Bottom Ditch) has been added to the legend as requested.

10. Sheet C12: Review and revise the line numbers shown in the structure labels, several are incorrect.

The line numbers in the labels have been corrected.

11. Sheet C12: Provide vertical separation information for all line crossings.

Vertical separation information has been added for proposed crossings, with key tags.

12. Sheet C12: Reference the modification detail sheet number in the structure labels that require modification.

References to details (now titled) on Sheet C23 have been added as requested.

13. Sheet C12: Revise Utility Plan Note 10 to indicate pipe installation shall be per City requirements.

The utility plan note has been revised as requested.

14. Sheet C13: The sizes shown in the labels for structures EX2 & EX3 do not match the Plan view. Revise as needed.

The structure sizes were incorrect on this sheet. They have been corrected.

15. Sheet C13: Include pipe information upstream of Str 30A in the Profile view and include the incoming flowline at the structure.

The upstream pipe segment is now shown, and an approximated flowline in to the new structure is shown as requested.

16. Sheets C14 & C15: The drainage areas on the Drainage Area Map do not all match the drainage areas in the Storm Design Tables. Revise as required.

Several drainage areas on the Drainage Area Map delineate the roof area separate from the site area, whereas the Storm Design Table provides the aggregate area to the drainage structure. Total areas are also now provided on the Drainage Area Map to correlate the two sheets to one another.

17. Sheets C13 & C15: The pipe lengths from Str 10D-10F in the Storm Design Tables do not match the pipe lengths elsewhere in the plans. Revise as required.

The line lengths in the Storm Design Tables have been corrected.

18. Sheet C19: It appears that the Light Duty and Heavy Duty detail names are reversed. Revise as needed.

The light duty and heavy duty detail names were inadvertently reversed. They have been corrected.

19. Sheet C21: Please clarify which structures each of the modification details refer to, and coordinate this information throughout the plan set.

Detail numbering has been added to the modification details. This detail number is cross referenced on Sheet C12.

Fire Review

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.

The project will be designed in accordance with the 2012 International Fire Code.

2. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Painted fire lanes are now designated on the dimension and parking plan Sheet.

3. IFC 503.2.1- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Action required: The canopy shall be a minimum height of 13'6" for fire lane purposes and ambulance access.

The canopy will be constructed to maintain a minimum clear height of 11'-0" as discussed with the local fire municipality.

4. Indicate where med gasses will be stored and type.

The ambulatory surgery center (ASC) has not yet been designed, so the final location of the medical gases has not yet been determined. Once the ASC has been designed plans will be submitted to all appropriate authorities for their review.

Traffic Review

1. Provide signing for the surgical patient pick-up area, including Do Not Enter signing for the one-way drive/access along McBaine Dr.

Do Not Enter signage has been added to the one-way exit at McBaine Drive. Internal directional signage for surgical patient pick-ups has also been added.

2. The sight triangle or the access along McBaine Dr. nearest Jones Industrial Drive should include the corner of Jones Industrial Drive at McBaine Drive due to the small radius on the intersection and proximity of the proposed driveway to the intersection. The driveway should be visible from Jones Industrial Drive.

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City of Lee's Summit
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The sight triangle has been enlarged at this intersection.

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 should you have any questions regarding this.

Very truly yours,

SHAFER, KLINE & WARREN, INC.



By: Dan McGhee, P.E., ENV SP
Senior Project Manager

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cc: Rick Clawson, ACI Boland Architects

Enclosure

SHAFER, KLINE & WARREN, INC.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

DATE: 10/30/2017
 REVISED:
 REVISED:

LSMOB, LLC - ACI BOLAND ARCHITECTS
 Lee's Summit Surgical Center, Lee's Summit, MO
 Project Number 170534-010

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

GRADING AND EROSION CONTROL

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	EXCAVATION (SITE, EXCLUDING BUILDING)	CY	2,420	\$5.00	\$12,100.00
2	EMBANKMENT (SITE, EXCLUDING BUILDING)	CY	1,955	\$5.00	\$9,775.00
3	TEMPORARY CONSTRUCTION ENTRANCE	EACH	1	\$1,200.00	\$1,200.00
4	SEDIMENT FENCE / DIVERSION BERM	LF	2,042	\$3.00	\$6,126.00
5	TEMPORARY SEDIMENT TRAP	EACH	2	\$2,500.00	\$5,000.00
6	INLET PROTECTION	EACH	15	\$150.00	\$2,250.00
7	TEMPORARY SEEDING	AC	2	\$1,600.00	\$3,200.00
8	FINISH GRADING	CY	1,600	\$3.00	\$4,800.00
SUBTOTAL GRADING AND EROSION CONTROL					\$44,451.00

PAVEMENT

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	1-1/2" ASPHALTIC CONCRETE SURFACE COURSE (3-01)	SY	13,209	\$7.00	\$92,463.00
2	4" ASPHALTIC CONCRETE BASE COURSE (1-01 OR RC 1-01)	SY	8,112	\$18.00	\$146,016.00
3	5" ASPHALTIC CONCRETE BASE COURSE (1-01 OR RC 1-01)	SY	5,097	\$22.00	\$112,134.00
4	MODOT TYPE 5 AGGREGATE BASE (6" DEPTH)	SY	14,340	\$8.00	\$114,720.00
5	GEOGRID (PER CITY SPECIFICATIONS)	SY	14,340	\$4.00	\$57,360.00
6	CG-1 CONCRETE CURB AND GUTTER (VERTICAL)	LF	3,649	\$15.00	\$54,735.00
7	MONOLYTHIC CONCRETE CURB (VERTICAL)	LF	415	\$17.00	\$7,055.00
8	CONCRETE WHEEL STOP	EA	8	\$100.00	\$800.00
9	TEMPORARY ASPHALT CURB	LF	117	\$7.00	\$819.00
10	8" REINFORCED CONCRETE PAVEMENT	SY	172	\$80.00	\$13,760.00
11	8" CONCRETE PAVEMENT	SY	331	\$65.00	\$21,515.00
12	CONCRETE SIDEWALK	SF	11,129	\$5.00	\$55,645.00
13	CONCRETE SIDEWALK RAMPS	SF	477	\$12.00	\$5,724.00
14	MODOT TYPE 5 AGGREGATE BASE (4" DEPTH)	SY	1,793	\$5.00	\$8,965.00
SUBTOTAL PAVEMENT					\$691,711.00

STORM SEWER

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	15" HDPE	LF	45	\$40.00	\$1,805.20
2	18" HDPE	LF	482	\$45.00	\$21,690.00
3	24" HDPE	LF	109	\$55.00	\$5,992.80
4	8'x4' PRECAST CURB INLET	EACH	2	\$4,000.00	\$8,000.00
5	2'x3' NYLOPLAST CURB INLET	EACH	2	\$2,500.00	\$5,000.00
6	4'x4' JUNCTION BOX	EACH	1	\$3,500.00	\$3,500.00
7	4'x4' FIELD INLET	EACH	1	\$3,500.00	\$3,500.00
8	15" NYLOPLAST INLINE DRAINS	EACH	3	\$1,000.00	\$3,000.00
9	24" NYLOPLAST DRAIN BASIN	EACH	2	\$2,000.00	\$4,000.00
10	30" NYLOPLAST DRAIN BASIN	EACH	1	\$2,500.00	\$2,500.00
11	EXISTING STRUCTURE MODIFICATIONS	EACH	5	\$2,500.00	\$12,500.00
SUBTOTAL STORM SEWER					\$71,488.00

LSMOB, LLC - ACI BOLAND ARCHITECTS
Lee's Summit Surgical Center, Lee's Summit, MO
Project Number 170534-010

SANITARY SEWER

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	4" PVC PIPE SDR-26	LF	62	\$30.00	\$1,851.60
2	4" PVC CLEANOUT	EACH	2	\$300.00	\$600.00
3	CONCRETE ENCASEMENT FOR 4" LATERAL	LF	5	\$100.00	\$500.00
SUBTOTAL SANITARY SEWER					\$2,951.60

WATER

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	6" DIP FIRE LINE	LF	60	\$100.00	\$6,040.00
2	3" DOMESTIC SERVICE LINE	LF	59	\$50.00	\$2,970.00
3	8" GATE VALVE	EACH	1	\$1,200.00	\$1,200.00
4	DIP TEE FITTINGS	EACH	2	\$600.00	\$1,200.00
5	FIRE HYDRANT ASSEMBLY	EACH	1	\$3,800.00	\$3,800.00
6	CONNECTION TO EXISTING SYSTEM	EACH	1	\$2,500.00	\$2,500.00
SUBTOTAL WATER					\$17,710.00

*TOTAL	\$828,311.60
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*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.



Overall Building		
Material	Square Footage	Percentage
Overall	34,985	100%
Brick Veneer	5,718	16%
Thin Stone Veneer	3,555	10%
Glazing Systems	11,637	33%
Metal	13,993	40%
Other	96	0%
Elevation	North	
Material	Square Footage	Percentage
Overall	8,695	100%
Brick Veneer	2,359	27%
Thin Stone Veneer	1,569	18%
Glazing Systems	2,285	26%
Metal	2,402	28%
Other	96	1%
Elevation	South	
Material	Square Footage	Percentage
Overall	8,695	100%
Brick Veneer	934	11%
Thin Stone Veneer	635	7%
Glazing Systems	3,667	42%
Metal	3,457	40%
Other	0	0%
Elevation	East	
Material	Square Footage	Percentage
Overall	8,798	100%
Brick Veneer	873	10%
Thin Stone Veneer	825	9%
Glazing Systems	2,484	28%
Metal	4,615	52%
Other	0	0%
Elevation	West	
Material	Square Footage	Percentage
Overall	8,797	100%
Brick Veneer	1,552	18%
Thin Stone Veneer	526	6%
Glazing Systems	3,201	36%
Metal	3,519	40%
Other	0	0%