

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, March 11, 2020

**To:**

**Property Owner:** SAINT LUKES EAST HOSPITAL

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** ACI BOLAND

**Email:** mhunter@aci-boland.com

**Fax #:** (816) 763-9757

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020052

**Application Type:** Commercial Final Development Plan

**Application Name:** SAINT LUKE'S EAST HOSPITAL (FLEX CAPACITY EXPANSION)

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

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**Electronic Plans for Resubmittal**

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 shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 Development Services Department at (816) 969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised

plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Engineering Review</b>	Loic Nguingiri, E.I.	Loic.Nguingiri@cityofls.net	Corrections
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1. • General : Please provide an EOOPCC (Cost Estimate), along with the resubmittal.
2. • General : Please revise and update list of contents.
  - o Actual page order must match the one shown on the sheet index.
  - o Only relevant and related pages must be included. o Sheets C101, C102, C103, C104, C201 and C202 belong to the land disturbance permit application. Please remove them.
  - o Cover sheet C001 must appear on top of set of plans.
3. • General : Please update/upgrade sheet C002.
4. • General : Vicinity map on sheet C001 contains all the information needed. Please consider removing vicinity map(s) on every other sheet, if not necessary.
5. • Sheet C408 : Please revise bottom of retaining wall B profile to eliminate gasp(s).
6. • Sheet C501 : Please label the existing MH on sanitary line 1 in plan view.
7. • Sheet C501 : Plan shows as domestic water service, enlargement shows as fire. Please clarify. If fire, the City strongly recommends 6" fire service line(s) instead of 4" fire service line(s).
8. • Sheet C501 : Please provide explanation for the water meter(s) being installed in series, or revise.
9. • Sheet C501 : Please label all water line size(s).
10. • Sheet C501 : Sanitary Line 2 connection to existing line should be by cut-in wye. Please revise both plan(s) and profile label(s).
11. • Sheet C601 : Please refer to City's UDO section 8.620 to revise Light and Heavy duty asphalt pavement(s) details.
12. • Sheet C601 : Please include nyloplast inlet standard detail.
13. • Stormwater report : Please provide stormwater data analyses for 2-year, 10-year and 100-year events.
14. • Stormwater report : Additional review comments will be issued when resubmitted.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2018 International Fire Code.
2. The current FDC/ for the facility shall be relocated per the approved plan prior to any access impediment to the existing FDC.
3. All temporary exiting plans shall be submitted for review and approval.
4. Two light poles are shown next to the helipad. Consult with the air ambulance service or FAA regarding obstructions around the pad.
5. On sheet C501 it shows two 4" fire lines. What are these lines going to?

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. UTILITY EASEMENTS. Show the location of all proposed and existing easements. It appears that the proposed building expansion encroaches into existing (public) general utility easements. Any easements that conflict with the building addition shall be vacated under separate application.
2. DRIVE WIDTH. Drive aisles shall have a minimum 24' of pavement width (28' from back-of-curb to back-of-curb). The pavement width for the drive at the south end of the proposed parking lot addition is 23' (26.89' b-c to b-c).
3. LANDSCAPE PLAN. The minimum caliper size for the maple and serviceberry trees shall be 3" in order to comply with City standards at the time of planting.
4. MECHANICAL EQUIPMENT. Neither the building elevations nor the site plans appear to indicate the use of any roof-mounted or ground-mounted mechanical equipment for the building addition. Please show any such equipment on the elevations or site plan to the extent possible. Ground-mounted mechanical equipment shall be screened from view using evergreen shrubs at least equal in height to the equipment being screened. Roof-mounted equipment shall be screened from view using parapet walls at least equal in height to the units being screened.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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