



Loic.Nguinguiri@cityofls.net

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1700 Swift Street, Suite 100
North Kansas City, MO 64116
P 816.756.0444

www.mecresults.com

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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—Commercial Final Development Plan
Permit # PL2020052
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 3/11/2020. 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.

Engineering Review

1. General: Please provide EOOPCC (Cost Estimate), along with the resubmittal.

A cost estimate has been included.

2. General: Please revise and update list of contentsupdated list of contents to match set of plans (for the resubmittal).
 - Actual page order must match the one shown on the sheet index.
 - Only relevant sheets and related pages must be included. Sheets C101, C102, C103, C104, C201 and C202 belong to the Land Disturbance Permit application. Please remove them
 - Cover sheet C001 must appear on top of set of plans.

Sheet numbers have been updated, but we have kept the set combined because it relates to the same project and noted applicable Land Disturbance Sheets on the Index of Sheets of the Cover Sheet
3. General: Please update/upgrade sheet C002.

C002 has been updated to show existing curbs within existing parking area (east of where the parking will be added).

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.

Consideration was given, but vicinity maps remain to limit confusion.

5. Sheet C408: Please revise bottom fo retaining wall B profile to eliminate gaps.

Wall profile has been revised.

6. Sheet C501: Please label the existing MH on sanitary line 1 in plan view.

Label added to 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 lines.

Plan and enlargement have been updated to match.

8. Sheet C501: Please provide explanation for th water meter(s) being installed in series, or revise.

Water meters have been revised.

9. Sheet C501: Please label all water line size(s).

Labels have been added.

10. Sheet C501: Sanitary Line 2 connection to existing line should be cut-in wye. Please revise both plan(s) and profile label(s).

The callout has been relabeled to match the City Detail within the plans ("Building Sewer Stub and Riser").

11. Sheet C601: Please refer to City's UDO section to revise Light and Heavy duty asphalt pavement(s) details.

Pavement sections have been updated to indicate the subgrade will be 'stabilized' instead of 'compacted'.

12. Sheet C601: Please include nyloplast standard detail.

Detail has been added to the Utility Plan set.

13. Stormwater report: Please provide stormwater data analyses for 2-year, 10-year and 100-

year events..

Summaries have been added showing the 2- and 10-year analysis.

14. Stormwater report: Additional review comments will be issued when resubmitted.

Acknowledged.

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 2018 International Building Code .

Acknowledged. The MEP for internal building design adhered to the codes listed in the Architectural Code Summary (which is shown in the internal building package recently submitted to the City, and includes the 2018 International Building Code).

2. The current FDC for the facility shall be relocated per the approved plan prior to any access impediment to the existing FDC.

The contractor has enlisted a fire suppression subcontractor to perform this work based on guidance from the MEP group internal to the building design that was subsequently sent to the City.

3. All temporary exiting plans shall be submitted for review and approval.

Acknowledged. As different design packages come out, any exiting plans will be routed to the City for approval.

4. Two light poles are shown next to the helipad. Consult with the air ambulance service or FAA regarding obstructions around the pad.

The design team has consulted with the FAA. Our Lighting plan takes this into account.

5. On sheet C501 it shows two 4" fire lines. What are these lines going to?

The lines are going to separate areas of the building.

Planning Review

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 shall be vacated under separate application.

Updated Easements and vacations of easements will be submitted for City review.

2. DRIVE WIDTH. Drive aisles shall have a minimum of 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).

Drive width has been updated.

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.

Minimum size has been updated on Landscape plans.

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.

The architect has provided screening for all mechanical equipment in the recently submitted internal building package.

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.