

DEVELOPMENT SERVICES

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

Date: Thursday, April 16, 2020

To:

Property Owner: SAINT LUKES EAST HOSPITAL **Email:**

Applicant: ACI BOLAND

Email: mhunter@aci-boland.com

From: Mike Weisenborn, Project 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

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.

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

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:

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Approved with Conditions |
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1. UTILITY EASEMENTS. The vacation of any easements that conflict with the proposed building location shall be approved and recorded with the County prior to approval of the FDP.
2. MECHANICAL EQUIPMENT. The response letter indicates that the architectural plans submitted for building permit reflect the use of the required roof-top mechanical screening. Staff shall review the building permit plans for compliance.

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| Engineering Review | Loic Nguinguiri, E.I. | Loic.Nguinguiri@cityofls.net | Corrections |
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1. • General : Pages E101 and E102 are included in the list of contents but can not be found in the set plans. Please include them in the resubmittal. If not, please remove from the list of contents.
2. • General : The bottom of the legend from sheet C403 to sheet C408 appears to have incomplete/missing information. Please revise.
3. • Sheet 501: The two (2) existing DWS lines are both 4" contrary to what is shown on the enlargement plan. While updating the plans to two (2) 4" domestic water service lines, please specify the pipe material(s) and the size(s) for all portions of pipe shown.
4. • Sheet 501: As previously mentioned, the City strongly recommends 6" fire service lines. While revising, please make sure to use different line patterns to dissociate overlapping water and fire line connections in the water service line enlargement. Make sure to refer to sheet C401 for precision.
5. • Sheet 408: Please revise overlapping elevation information.
6. • General : Please match the six (6) pavement hatchings listed in the construction legend on sheet C203 with the construction details shown on sheet C601. Feel free to rename the construction details if necessary.
7. • General : Please provide an EOOPCC (cost estimate) along with the resubmittal.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Corrections |
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2. The current FDC/ for the facility shall be relocated per the approved plan prior to any access impediment to the existing FDC.
- 4/10/2020- Will the new FDC location be permanent? If not, where will the new FDC be located? FDC's shall be accessible and located within 100 feet of a fire hydrant.

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

4/10/2020- Will the 4" fire line for the the existing ER and flex facility be large enough to support the expanded building sprinkler system and standpipe system for the future second floor expansion?

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