

DEVELOPMENT SERVICES

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

Date: Monday, May 04, 2020

To:

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

Applicant: ACI BOLAND

Email: kcrane@aciboland.com

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

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 multi-page 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:

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.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. • Please provide an EOOPCC (Cost Estimate) along with the resubmittal, as previously requested.
2. • Please revise/clarify if the 6" concrete (snow melt area) is intended to replace the 4" concrete (sidewalk) top layer in the two drawings of the concrete walkway detail on page C601.
3. • On sheet C203, light and heavy duty asphalt pavement(s) hatchings look almost the same. Therefore, they are barely distinguishable. Please revise to make them look as different as possible. Also, it would make more sense to have a lighter tone for the light duty asphalt pavement.
4. • On sheet C501, please revise/improve the water and fire connections setup. Feel free to reach out, as necessary, for clarification.
5. • Please indicate/provide the construction standard detail associated with every single curb type listed in the legend:

- _ Dry Curb and Gutter
- _ Transition Curb
- _ Curb and Gutter
- _ Flush Curb

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.

4/27/2020- Show the location of the permanent FDC on the Site Plan or Utility plan. Sheets P1.2 and P0.2 are not part of the FDP submittal.

4. Sheet C501 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?

4/27/2020- Confirm the size of the main supplying the upsized 6" main going to the new B building. The revised drawing (C501) still shows a 4" valve going to a 6" main.

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