

DEVELOPMENT SERVICES

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

Date: Wednesday, August 05, 2020

To:

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

Engineer: ACI BOLAND

Email: kcrane@aciboland.com

From: Shannon McGuire, Planner

Re:

Application Number: PL2020206

Application Type: Commercial Final Development Plan

Application Name: Saint Luke's East - NE Parking Lot Expansion and Generator

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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 enclosure shall have the appropriate NFPA 704 placards and signage.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.

2. Please provide a note indicating the height of the proposed light poles.

3. Please provide the manufacturer's specification sheets for proposed exterior lighting. The specification sheets shall indicate the exact fixture to be used.

4. If any new signs are to be installed they must comply with the sign requirements as outlined in the sign section of the ordinance and will be permitted by separate application.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
---------------------------	-----------------------	--	-------------

1. Sheet C700: Please show location of all oil/gas wells, or indicate none are present, and cite the source.

2. Sheet C701: It appears that some general notes are either misleading or not applicable. Please revise. Make sure to remove the ones that are not applicable.

3. Sheet C703: As shown in ESC-03, J-hooks are required within the land disturbance setup. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks.

4. Sheet C703: Since the proposed grading will direct the storm water runoff flow southeast instead of northeast, please provide curb inlet sediment barrier protection(s) to the two curb inlets along the access road as secondary ESC measures.

5. Sheet C802: Please revise overlapping text(s).

6. Sheet C902 & C903 : When pipe is to be installed in embankment or fill, the embankment shall be constructed in accordance with APWA Section 2102.6 and shall be built up to a plane at least 18 inches above the top of the pipe prior to the excavation of the pipe trench. Please include the following note on any applicable sheet: "Compacted fill

shall be placed to a minimum of 18" above the top of the pipe prior to installation". Also, make sure to show/label the limits of the compacted fill placement in the profile view(s). Use hatching for clarity.

7. Sheet C902: Storm line 1 profile view appears to be incomplete. Line 1 proposed grade leader doesn't point to anything. Please revise to show complete drawing with 10/100-year hydraulic grade lines and flared end section. We require the design HGL to be shown.

8. Sheet C705: Please remove the to-be-removed rip rap, shown on sheet C705, from other sheets since not relevant nor applicable.

9. Sheet C903: Please show flared end section with flow line, on storm line 3 profile view. Also, make sure to label the pipe info upstream of Structure 3-1.

10. Please label/show crossing sanitary main elevations within storm lines profile views, as applicable. As required by the City, please maintain an 18" minimum vertical separation between the sanitary main pipe and the proposed storm lines pipe.

11. Sheet L102: Two (2) scale measurements are shown here. Is the actual scale 1" = 20 feet (from scale bar) or 1" = 30 feet (from overall landscape plan)? Please revise on to the sheet.

12. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

13. Please show/label the existing 8" water main and 12" sanitary main lines within the set of plans. Also, make sure to include a note about the proximity of those lines. The proposed scope of work should not interfere with the surrounding mains. Please acknowledge that a horizontal minimum separation of 5 feet is required from the edge of the sanitary main to the back of (new) curb or any structure.

14. Sheet C806 appears to be missing from the set of plans. Please include or revise the civil index of sheets.

15. Please provide information regarding the connection point source of storm line 3 (past STA 13+87). What is storm line 3 connected to?

16. Is structure 3-1 a junction box or curb inlet? Plan and profile conflict.

17. Flowlines don't make sense at Structure 4-1. Please revise.

18. More clearly show existing storm sewer and proposed storm sewer. It is not currently clear how they will combine to form the proposed overall system.

19. Please provide a SWPPP along with the resubmittal.

20. Please add/show construction standard details for concrete sidewalk and retaining wall as mentioned on page C801.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------

Building Codes Review	Joe Frogge	Plans Examiner	No Comments
------------------------------	------------	----------------	-------------

