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Development Services
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Project: Saint Lukes East Hospital – Northeast Parking Expansion
Address: 100 NE Saint Lukes Blvd, Lee's Summit, MO 64086
Permit Number: PL2020206

Shannon McGuire,

Enclosed are revised plans on the above referenced project. These plans have been revised in accordance with the review comments dated August 5, 2020.

The written response is provided to indicate the actions taken to address your comments.

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 Fire Code.
Comment noted and passed on to client.
2. The enclosure shall have the appropriate NFPA 704 placards and signage.
Comment noted and passed on to client.

Planning Review:

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.
A note has been added to the cover page (C700) indicating there are no oil/gas wells on this site per MoDNR online database.
2. Please provide a note indicating the height of the proposed light poles.
Note 2 & 3 under the luminaire schedule revised to state mounting height.
3. Please provide the manufacturer's specification sheets for proposed exterior lighting.
The specification sheets shall indicate the exact fixture to be used.
Specification sheets are included and indicate the exact fixture to be used. Spec sheets are included with this resubmittal and information is highlighted.

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.

Acknowledged. No new signs proposed at this time.

Engineering Review:

1. Sheet C700: Please show location of all oil/gas wells, or indicate none are present, and cite the source.
A note has been added to the cover page (C700) indicating there are no oil/gas wells on this site per MoDNR online database.
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.
The general notes have been revised to remove items not applicable to this project.
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.
J-hooks have been added to silt fence as needed.
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.
Curb inlet sediment barrier protection has been added to the inlets in question.
5. Sheet C802: Please revise overlapping text(s):
Overlapping contour labels have been revised for clarity.
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.
Compacted fill note and hatching has been added to the storm profiles.
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.
Proposed grade leader has been revised, lines have been added for HGL, and flared end section has been added to the daylight location.

8. Sheet C705: Please remove the to-be-removed rip rap, shown on sheet C705, from other sheets since not relevant nor applicable.
"To be removed" rip-rap has been removed from plans as needed.
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
Storm Line 3 profile has been updated.
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.
Sanitary sewer main crossing has been added to Storm Line 3 profile.
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.
Scale issue has been corrected.
12. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
The last EOOPCC for the Flex Facility also included costs for this new parking lot (the same contractor is doing both projects). We will work with the contractor to provide the City with separate breakouts for each project as soon as possible.
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.
A note regarding separation from sanitary mains has been added.
14. Sheet C806 appears to be missing from the set of plans. Please include or revise the civil index of sheets.
The retaining wall scope was removed from the project. C806 was removed as a result. Index of sheets has been revised accordingly
15. Please provide information regarding the connection point source of storm line 3 (past STA 13+87). What is storm line 3 connected to?
Storm Line 3 is an extension of the storm network that drains portions of the north and main entrances to the hospital, as well as Douglas Street. This portion of the existing system can be seen on the FDP sheet C701.
16. Is structure 3-1 a junction box or curb inlet? Plan and profile conflict.
Structure 3-1 is a junction box, annotation has been updated accordingly.
17. Flowlines don't make sense at Structure 4-1. Please revise.
Flowline elevations for 4-1 have been corrected.

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.

Plans have been updated to show existing storm as dashed and new storm as solid.

19. Please provide a SWPPP along with the resubmittal.

The SWPPP submitted for the Flex Facility also included land disturbance for the area where the NE Parking Lot Expansion will be placed, so erosion control measures have already been accounted for in the initial SWPPP.

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

City of Lee's Summit standard sidewalk detail added to C1000. Reference to retaining wall has been removed.

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 this submittal.

Very Truly Yours,



Matt Eblen, PE
Project Manager, Development Services
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