

DEVELOPMENT SERVICES

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

Date: Tuesday, November 29, 2022

To:

Property Owner: SAINT LUKES EAST HOSPITAL Email:

Applicant: BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM

Engineer: BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022382

Application Type: Commercial Final Development Plan

Application Name: Saint Luke's East Hospital - ASC Expansion & Renovation

Location: 120 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. DRIVE AISLE WIDTHS (Sheet C204). The east-west drive aisle areas flanked by landscape islands and curbing on both sides shall have a minimum pavement width of 24' (28' back-of-curb to back-of-curb). The dimension plan labels these areas as having only 20' of pavement width (24' b/c to b/c). Revise this and all plans to meet the minimum 24' of required pavement width for this areas.
2. LANDSCAPE ISLANDS. Tree planting areas shall be no less than ten feet in width. No tree shall be located less than four feet from the back of curb. A number of the proposed landscape islands do not meet these minimum requirements to serve as tree planting areas.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It appears a SWPPP is required due to the disturbed area being greater than 1 acre. Please submit a SWPPP for the project.
2. Evidence that the Nationwide USACE permit shall be provided prior to formal approval of the Final Development Plan. Please submit the Nationwide permit when available.
3. A bold note shall be provided on the detention basin sheet stating "DETENTION BASIN MODIFICATIONS SHALL BE REQUIRED PRIOR TO ANY OTHER IMPROVEMENTS ON THE SITE (EXCLUDING EROSION AND SEDIMENT CONTROL). AN AS-BUILT RECORD DRAWING SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION" or equivalent language.
4. Sheet C401: Please label the private sanitary sewer extension as "PRIVATE" on the profile view. This is needed for our GIS technicians to accurately portay the information on our GIS system.
5. The City of Lee's Summit public sanitary sewer system is being modified, and no details were provided on the adjustment of manhole frame and lids to grade. Frames and lids are being adjusted several feet, and simple adjustment methods are not appropriate for adjustment to grade. Please show how the manholes will be adjusted to grade, including new cone sections.
6. Please show and label the hydraulic grade line for the design storm on the private stormwater lines. If the 100 year event is not contained within the pipe, a suitable overflow route shall be established and minimum freeboard of 2.0 feet maintained between any low opening of an adjacent building. Please evaluate and revise.
7. Please label all private storm lines as "PRIVATE" on the profile views.

8. It would appear a fence is required along the retaining wall within the detention basin due to the proximity to a walking surface. Please evaluate and revise as appropriate.
9. Sheet C506: Please show the limits (in graphic format) of the water surface elevation within the detention basin for the design storm event, and ensure a minimum setback of 20 feet is maintained between this water surface elevation line and any property line or building.
10. Typical pavement section for asphalt was missing the minimum 6 inches of aggregate base course. Please revise.
11. Additional easement for the deep public sanitary sewer line shall be required. This additional sanitary sewer easement can be dedicated by separate document, and shall be an exclusive sanitary sewer easement dedicated to the City of Lee's Summit on the standard template form. It shall be a minimum of twice the depth to the flowline of the deepest portion of the sanitary sewer, and may be variable based on the depth of the sanitary sewer along the deepened portion. Please provide a courtesy review copy of the easement, along with an 8.5 by 11 inch exhibit showing in graphic format the limits of the easement, prior to execution and prior to recording. This easement shall be required prior to issuance of a Certificate of Substantial Completion.
12. Please provide a trenching and backfill detail for all storm lines, sanitary lines, and water lines. Please ensure the new July 2020 requirement of 12 inches of aggregate is shown on the top of pipe rather than the old standard of 6 inches aggregate.
13. All Rip Rap Callouts: Please show the dimensions at each location. The details require the user to plug numbers into an equation, which is not acceptable. Recommend all information be included on the plan view, including length, width, depth, rip rap type, geotextile.
14. Private sanitary sewer extension shows a proposed 0.40% slope. The minimum slope for an 8 inch public line in a deadend configuration is 1.00%. It would appear the slope is too flat for this application. Please review and revise as appropriate.
15. Sheet C201: ADA-accessible parking stalls shall include a callout on the plan view showing the design slope. The design slope shall be no greater than 1.50% in any direction, with the build-out value of 2.00% to allow for construction tolerance. Please provide slope callouts on the plan view.
16. Pavement Sections: Where are the heavy-duty asphalt pavement sections located? The definition of heavy-duty in this instance is defined as areas where truck traffic, emergency vehicle traffic such as ambulance and fire trucks, and trash truck traffic will traverse. In these locations, a minimum of 1.5 inch surface course, with a 5 inch base course asphaltic concrete layer is needed on top of a minimum 6 inches aggregate subgrade, and either geogrid below this layer, or chemically-stabilized subgrade. Please evaluate and revise, and please show the locations where heavy-duty pavement will be utilized.
17. Curb and gutter typical section views are mostly correct, but do not show the required 1 foot extension beyond the back of curb with subgrade. Recommend using the typical pavement sections to show the 1 foot extension beyond the back of curb. Alternatively, a separate curb and gutter section view can be drawn-up showing the minimum 1 foot extension beyond the back of curb. Please evaluate and revise as appropriate.
18. Public Sanitary Sewer Line: Please label the City manholes with their respective manhole numbers. For purposes of this application, the City manhole numbers are as follows: 1) 16-015 far easternmost manhole shown on Sheet C400 near the Douglas St. right of way, 2) 16-014 downstream of 16-015, 3) 16-049 downstream of 16-014, 4) 16-048 downstream of 16-049, and 5) 16-047 downstream of 16-048.

19. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Please include the following in the estimate: 1) pavement, 2) aggregate base course, including the area one (1) foot beyond the back of curb, 3) chemically-stabilized subgrade, including the area one (1) foot beyond the back of curb, 4) curb and gutter, 5) grading to establish parking lot and drainage, 6) grading for detention basin modifications, 7) storm lines greater than 6 inches in diameter, 8) storm structures such as inlets, 9) water lines (if any) exterior to buildings with new connections, 10) sanitary sewer lines and structures such as manholes, 11) public sanitary sewer modifications including new cone sections or other means to adjust to grade, 12) rip rap, 13) erosion and sediment control measures, 14) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Traffic Review	Brad Cooley, P.E., RSPI		No Comments
		Brad.Cooley@cityofls.net	

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 FDC's and sprinkler room access for the ASC and the North Pavilion are located in the area of the dumpster enclosure parking lot. Access shall be maintained to both at ALL times during construction.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- No Parking signage shall be provided in the the dumpster enclosure access area

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide complete, engineered, retaining wall design.

2. Provide complete site lighting plan including light pole base detail.