

DEVELOPMENT SERVICES

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

Date: Thursday, January 19, 2023

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	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please refer to comment #5 in the previous applicant letter. Details on the manhole adjustment to grade using new barrel sections were noted on the plans. However, SS-03 is shown with a depth of 23.44 feet proposed depth, and SS-05 is shown with a proposed depth of 20.85 feet. The maximum depth of sanitary sewer lines in the City of Lee's Summit is 20.0 feet as measured from the top of the manhole to the flowline. Please review and evaluate alternatives.
2. Please refer to comment #14 in the previous applicant letter. A private lateral with 0.4% slope may not meet building code for an 8 inch line. Please explore additional options, such as an evaluation of the line upstream and downstream for possible removal and replacement, or alternatively, re-routing the line to the north to tie into the public main.
3. Please refer to comment #15 in the previous applicant letter. A maximum of 1.5% slope was specified, but 2% was shown on the plans on Sheet C201 (i.e., Construction Note 3). Please revise to 1.5%. If the ADA-accessible space is greater than 1.5%, a construction tolerance up to 2.00% is allowable.
4. Please refer to comment #11 in the previous applicant letter. Limits of the proposed sanitary sewer easement (i.e., an exclusive easement for sanitary sewer) shall be shown on the Final Development Plan to determine whether utility conflicts exist, such as lighting poles, private storm lines and inlets, etc. It appears some of the light pole bases will be within the limits of such an easement, which is not allowed. Please review and evaluate, and move the light pole bases outside the limits of any existing or proposed public easements.

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

Traffic Review	Brad Cooley, P.E., RSPI	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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3. **Correction added 1/18/2023

2018 IPC 704.1 Slope of horizontal drainage piping. Horizontal drainage piping shall be installed in uniform alignment at uniform slopes. The slope of a horizontal drainage pipe shall be not less than that indicated in Table 704.1 except that where the drainage piping is upstream of a grease interceptor, the slope of the piping shall be not less than 1/4 inch per foot.

Action required: Revise 8" sanitary piping to be not less than 1/16" per foot. (apologies for not including in original report but this is a critical item)