



January 31, 2023

Mike Weisenborn
Project Manager
City of Lee's Summit

**RE: Saint Luke's East Hospital – ASC Expansion & Renovation FDP Comments,
Application PL2022382**

Dear Mr. Weisenborn:

I have reviewed the applicant letter dated January 19, 2023, and I have provided responses to each comment on the following pages. Responses are in bold.

Included with this resubmittal are the revised FDP plans. Revisions to the plans are clouded with a Delta 1 notation.

If you have any questions or need additional information, please contact me at william.buck@ibhc.com or 913-663-1900.

Sincerely,

A handwritten signature in blue ink that reads 'William Buck'. The signature is fluid and cursive, with a long horizontal stroke at the end.

William Buck
Project Manager
BHC



913.663.1900



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Engineering Review – Gene Williams

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.

In accordance with City correspondence and instructions of 01/27/2023 we have revised the plans to show replacement of the existing manholes in the area of new fill with new 5-ft diameter manholes. The easement width is also shown as 50-ft or somewhat over twice the maximum depth of the sanitary sewer.

2. Please refer to comment #14 in the previous applicant letter. A private lateral with 0.4% slope may not meet the 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.

This lateral has been revised to serve just the proposed expansion. The existing lateral upstream of the expansion will be abandoned, as it does not currently serve any development.

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.

This note has been revised to read, "1.5%".

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.

The needed limits of the sanitary easement are now shown on the Utility Plan, C400. The light pole locations have been revised to be out of the easement.

Building Codes Review – Joe Frogge

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.



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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).

This lateral has been revised to just serve the proposed expansion. The existing lateral upstream of the expansion will be abandoned, as it does not currently serve any development.



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