



March 2, 2023

Diana Johnson
Lee's Summit – Development Services
220 SE Green Street
Lee's Summit, MO 64063

RE: Application Number: PL2023008
Commercial Final Development Plan
HCA LSMC ASC
Response to Review Comments Sent 2/28/23

Dear Diana,

We are in receipt of Commercial Final Development Plan comments regarding the HCA LSMC ASC project located at 1950 SE Blue Parkway. See below for your original comments and our respective responses.

Planning Review

1. EXISTING SANITARY SEWER LINE AND EASEMENT. The existing public main and easement that conflict with the proposed building location shall be relocated (the main) and easement vacated prior to the issuance of a building permit for the building.
Response: Acknowledged.

Engineering Review

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$60,318.31
Response: Acknowledged.
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate an inspections coordination meeting with the assigned Field Engineering Inspector.
Response: Acknowledged.
3. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan for both detention basins prior to issuance of any occupancy permit for the proposed development.
Response: Acknowledged.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Response: Acknowledged.

Fire Review

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The proposed location is obstructed and exceeds 100 feet to a hydrant. Locate the FDC on the north side of the building near the hydrant.

Response: The FDC has been moved to the northeast corner of the building on the north wall and will be within 100' of the proposed hydrant.

Building Codes Review

2. Provide engineered light pole base detail. Deferred to permit submittal.

Response: Acknowledged.

3. Specify type and location of irrigation system backflow preventer. Deferred to permit submittal.

Response: Acknowledged.

If you have any questions on any of the above, please feel free to call me at 913-663-1900 or email me at eric.byrd@ibhc.com.

Sincerely,



Eric Byrd, P.E.
Senior Project Engineer



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210