

DEVELOPMENT SERVICES

Date: Friday, September 13, 2019

To: CROCKETT ENGINEERING CONSULTANTS
Timothy Crockett, P.E.
1000 W NIFONG BLVD, SUITE 207
COLUMBIA, MO 65203

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2019297

Application Type: Engineering Plan Review

Application Name: PUBLIC WATER MAIN EXTENSION - KANSAS CITY SURGICAL & DENTAL OFFICE

The Development Services Department received plans for this project on September 06, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review - Corrections

1. What is the plan for future pavement near the south fire hydrant (i.e., listed as note D on Sheet CE1)? Is this the final location of the fire hydrant, or will it be moved in the future? If it will be moved in the future, please change the configuration of this fire hydrant to an "inline" temporary fire hydrant, with a valve just prior to the fire hydrant assembly.
2. Please see comments related to the "future domestic water service line" in the Final Development Plan. Sheet CE1 should be changed to remove this connection. No connection can be made at this time.
3. Sheet CE2 shows a profile view with stationing, but the plan view does not show any stationing. In addition, the scale is 1 inch to 50 feet. The standard is 1 inch to 20 feet. Please consider placing both the plan view and the profile view on one (1) sheet, perhaps with a 1 inch to 30 foot scale, along with stationing for both the profile and plan view.
4. Cover Sheet: There are numerous references to the City of Lee's Summit standards for street, stormwater, and sanitary sewer shown in the notes. However, there are no such notes for water lines. Tracer wire is not addressed, and fittings (i.e., bends, tees, etc.) should be specifically called-out as being ductile iron with epoxy-coating as per City of Lee's Summit standards.

5. It did not appear that any elevation call-outs were provided for the pipe in the profile view.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

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 multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File