

Columbia, Missouri 65203 (573) 447-0292

September 17, 2019

Gene Williams Senior Staff Engineer 220 SE Green Street Lee's Summit, MO 64063

Re: Application #PL2019262, Kansas City Surgical & Dental Office Final Development Plan

Gene,

I would like to take this opportunity to respond to staff comments in your letter dated September 13, 2019 for the Kansas City Surgical & Dental Office Final Development Plan. Please see my responses to each comment below.

Required Corrections:

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	/or in ig		

Gene Williams (816) 969-1223

Senior Staff Engineer Gene.Williams@cityofls.net 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. The fire hydrant is located in an existing easement and it is anticipated that the fire hydrant will remain in its current location as it will most likely be located within a future landscape island.

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. The connection label for the "future expansion" water line service has been removed from Sheet CE 1.

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. **Please see revised plans.**

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. Please see revised note on cover sheet and note # 2 on Sheet CE 1.

5. It did not appear that any elevation call-outs were provided for the pipe in the profile view. **Please** see revised profile on Sheet CE 1.

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.

This will be provided upon completion.

Please review and should you have any questions feel free to call to discuss.

Sincerely,

Crockett Engineering Consultants, LLC

Jahl.

Jacob Eiler