



January 20th, 2020

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Lee's Summit Missouri Development Services
Loic Nguingiri, E.I., Staff Engineer
220 SE Green Street
Lee's Summit, MO 64063

RE: Saint Luke's East – Flex Facility Pre-Utility Work

Dear Loic:

Enclosed are revised plans on the above referenced project. These plans have been revised in accordance with the City Review comments December 4th, 2020.

The following written response is provided to indicate the actions taken to address your comments. The numbering system utilized herein corresponds to the City Review Comment numbers.

1. General: Please combine water, sanitary and storm plans.
Response: Plans are combined in one (1) set
2. General: Please add direct phone number or email address to the Design Engineer's contact information.
Response: Design Engineer's contact information has been added
3. General: Please include a legend that best defines the abbreviations used in the (plan view) plans.
Response: Legend has been added
4. Water: Please include a note regarding the disconnect and removal of the existing water pipe running directly from STA 0+00 to STA 2+62.82. The City will not allow abandonment in place of this line.
Response: A note has been added
5. Water: Please specify PVC C900 rather than DIP.
Response: Pipe specification has been updated
6. Water: Please label footprint of existing easement to be vacated.
Response: Easement footprint has been labeled

7. Water: Immediately north of curb inlet 103, minimum distance requirement for separation between public water main and edge of building (expansion) must be 15 feet. It appears major re-design is required on the geometry.
Response: Alignment of water line has been updated
8. Water: There appears to be a (private) private fire hydrant line that is aligned generally north-south. Is this line expected to be removed or relocated ? Details are missing on what is required at this location.
Response: This hydrant will be removed
9. Water: The two (2) private water lines, next to STA 2+62.82, do not appear to have backflow vaults. Are the backflow vaults located within the building ? What is the plan for these water lines in regard to modifications ? Proposed building expansion appears to encroach to these water lines, and it is unclear what is being proposed to manage these issues.
Response: Backflow prevention will occur within the building and will be shown on the upcoming building package to be submitted to the City.
10. Water: Please provide standard details for backflow vault and backflow assembly; and for standard watermeter and vault.
Response: Backflow prevention will occur within the building and will be shown on the upcoming building package to be submitted to the City.
11. Water: Please explain why the four (4) public fire hydrants are shown in the middle of pavement and/or driveways. We need to know the final layout and final plan before reviewing. We recommend a separate sheet for future plan.
Response: Three (3) hydrants are to be relocated and have been noted as such on the plans (the other hydrant will be removed as part of the building package) This plan set is only for the relocation of the utility mains prior to building plans to meet our clients' schedule. There will be a final layout included with the upcoming building package once final service line alignments have been confirmed.
12. Water: Please add the note "public", in profile view headline, when referring to public infrastructure.
Response: Note has been added
13. Sanitary: Flowline elevations at existing manhole (STA 0+00) appear to be incorrect. Flowline in vs. Flowline out must be at least 0.2 foot.
Response: Elevations have been updated
14. Sanitary: Please add the note "private", in profile view headline, when referring to private infrastructure.
Response: Note has been added
15. Storm: Please include hydraulic grade line of design storm, in profile view.
Response: HGL's are noted on the profiles
16. Storm: Please include utility crossing of existing water main located next to new curb inlet 103, in profile view.
Response: Existing water main has been added to the profile

17. Storm: Top of junction box 102 is shown below finish grade. Please reconcile.
Response: Elevation of junction box has been updated
18. Storm: Please provide standard details for junction box.
Response: Standard details have been included
19. Storm: Please provide appropriate call-outs for storm sewer structures. (e.g. replace 1.05 by 105 or vice versa, please be consistent with naming convention).
Response: All callouts are consistent
20. Storm: Please cite "Lines 1,2 and 3" instead of "Line 1" in profile view headline on sheet C303.
Response: Profiles have been updated
21. Storm: Please provide in-flow elevations for adjacent connected storm sewer pipes, in profile view, for structures 102, 106 and 108.
Response: Flowlines have been added
22. Storm: Flowline elevations at existing storm inlet 108 appear to be incorrect. Flowline IN vs Flowline OUT must be at least 0.2 foot.
Response: Elevations have been updated
23. Storm: Flowline elevations at new curb inlet 106 appear to be incorrect. Flowline IN vs Flowline OUT must be at least 0.5 foot.
Response: Elevations have been updated
24. Storm: Please add the note "private", in profile view headline, when referring to private infrastructure.
Response: Note has been added

We hope that we have adequately addressed each one of the above-referenced review comments and look forward to the approval of this submission.

Please call should you have any questions regarding this resubmission.

Very truly yours,

McCLURE



By: Matthew V. Eblen, P.E., LEED® A.P.
Project Manager