

Date: Tuesday, January 24, 2023

To: Eric Byrd, P.E., BHC Rhodes

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

Application Number: PL2023001

Application Type: Engineering Plan Review

Application Name: HCA Lee's Summit Medical Center ASC - Water Main Relocation and Abandonment

The Development Services Department has completed its review of the above-referenced plans dated Dec. 21, 2022 and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review - Corrections

1. Please refer to the separate markup for the overall geometry changes needed for the project. This markup represents a schematic overview of the existing 6 inch line abandonment and geometric revisions to the project. Please revise as appropriate, and callout the specific abandonment procedures listed in the Design and Construction Manual.
2. A trenching and backfill detail was missing. Please provide a trenching and backfill detail, and ensure the new July 2020 standard of 12 inches aggregate over top of pipe is shown.
3. The 6 inch water main to the west of SE Cumberland Dr. shall be abandoned to the first water user. According to our records, the first water user on the 6 inch line along SE Blue Pkwy. is the bank at the northeast corner of Todd George Pkwy. and SE Blue Pkwy.
4. The abandonment procedure shall consist of the placement of a fire hydrant at the end of the line, just east of the bank connection point. This should be shown as an inline fire hydrant assembly rather than an offset assembly. Please field verify all information regarding this first water customer on SE Blue Pkwy. , as this will dictate where the abandonment will take place.
5. A cost estimate should be submitted along with your final submittal drawings. This shall be required prior to formal approval of the plans.

Traffic Review - Not Required

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,

/s/ electronically signed Jan. 24, 2023

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File

