

Date: Tuesday, April 14, 2020

To: GRESHAM SMITH/MIKE HUNKLER P.E.
222 SECOND AVE SOUTH
NASHVILLE, TN 37201

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

Application Number: PL2020090

Application Type: Engineering Plan Review

Application Name: Firestone - SW Market St - Offsite Public Water Main

The Development Services Department received plans for this project on April 01, 2020. 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. A separate plan set is required for the off-site water line. No MDNR permit is required, however.
2. Please remove the note concerning contacting Alan Sternbernz.
3. The water line geometry is close to correct, but should terminate in a fire hydrant on the west side of Market St. rather than the east side. Any connection to the public water main beneath Market St., including domestic water, irrigation line and fire line, would be considered private. As indicated in the Final Development Plan comments, any required fire hydrant serving the Firestone project on the east side would be considered private. Also, as indicated in the comments for the Final Development Plan, the domestic water connection and the irrigation water connection may be made on the east side of Market St., just prior to the gate valve before the backflow vault.
4. All standard details for thrust blocks, gate valves, fire hydrants, and trenching and backfill details must be provided. The standard details for the thrust blocks, gate valves, and fire hydrants are located on the City of Lee's Summit website. A trenching and backfill detail will need to be developed, since the City does not have a standard detail for it.
5. Ensure there are two (2) valves at the tee at Summitcrest Dr.

6. A gate valve must be shown on the west side of Market St., near the public water main. As explained in the Final Development Plan comments, this valve is needed to perform a shut-down and to isolate the line beneath the street, in the event maintenance is required. The gate valve just prior to the backflow vault, however, is still required.
7. An itemized and sealed Engineer's Estimate of Probable Construction Costs is required prior to approval. The Engineer's Estimate of Probable Construction Costs is based on this estimate.

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,

/Gene Williams

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cc: Development Engineering Project File