



May 1, 2020

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

Subject: Firestone Complete Auto Care
3501 SW Market St., Lees Summit, MO 64082
Gresham Smith Project Number: 40831.45

Dear Gene Williams:

The following are Gresham Smith responses to your comments from your letter dated April 14, 2020 regarding FS Lee's Summit, LLC:

Engineering Review – Gene Williams (816) 969-1223

1. Comment: A separate plan set is required for the off-site water line. No MDNR permit is required, however.

Response: A separate plan set for the off-site water line has been included in the resubmittal package.
2. Comment: Please remove the note concerning contacting Alan Sternbernz.

Response: Alans name has been removed from the plans.
3. Comment: 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.

Response: Public water line terminates on the west side of SW Market Street.
4. Comment: 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.

Response: Standard details for thrust blocks, gate valves, fire hydrants and trenching/back fill details have been added to the plans. See sheet C904 for details. Utility bedding and backfill detail provided by applicant and can be found on sheet C902 Detail 4.
5. Comment: Ensure there are two (2) valves at the tee at Summitcrest Dr.

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100
GreshamSmith.com



Response: **2 valves have been added to the tee at Summitcrest, see sheet C501.**

6. Comment: 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.

Response: **A gate valve has been moved to the west side of SW Market Street, while the gate valve before the backflow preventer remains.**

7. Comment: 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.

Response: **An itemized estimate of probable construction costs is currently being developed. We will issue the estimate for site cost later for review.**

If you have any questions, please do not hesitate to call me at 615.770.8175

Sincerely,

JP Michael, EI
Engineer – Civil

Copy Joe Johnston
 Kevin Crumley
 Jason Horowitz