



June 15, 2020

Shannon McGuire, Planner
Development Services Department
City of Lee's Summit
220 SE Green St.
Lee's Summit, MO 64063

Subject: Firestone Complete Auto Care
3501 SW Market St, Lee's Summit, MO 64082
Application Type: Commercial Final Development Plan
Application Number: PL2020088
Gresham Smith Project Number: 40831.45

Dear Shannon:

The following are Gresham Smith responses to your comments from your letter dated June 9, 2020 regarding the project referenced above.

Electronic Plans for Resubmittal

1. Comment: 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).

Response: Noted.

2. Comment: **Excise Tax**
On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Response: Noted.

Engineering Review

1. Comment: The Engineer's Estimate of Probable Construction Costs had errors concerning quantities. For example, light duty asphaltic concrete pavement and heavy duty asphaltic concrete pavement quantities were very low compared to our calculations. Please review and

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revise the quantities for these items. In addition, the following items included in the estimate appeared low, when compared to the same items within other projects of similar size and scope: 1) DDCV (typical cost for vault and backflow device is \$15,000), 2) private fire hydrant (typical cost is \$3,500). Finally, the estimate appeared to be missing the following items: 1) chemically-stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, 2) aggregate base course, including the area one (1) foot beyond the back of curb.

Response: The pavement area (SY) have been corrected and the estimate has been revised. The pavement unit price includes full depth section. The curb and gutter unit price includes full depth section and stone depth 1' beyond back of curb.

2. **Comment:** The off-site public water line plans are still shown within these private plans. Separate comments will be forthcoming for the separate plan set due to inadequate spacing between storm structures and the water main, and other conflicts. It is highly recommended this sheet C501 be revised to exclude all portions of the public water main from the 90 degree bend on the west side of Market St. to the south, and include a bold note stating that "see separate off-site plan set for public water main extension", or equivalent language. Revisions will be required to the public water main from the 90 degree bend on the west side of Market St., and extending to the south where adequate clearances are not provided.

Response: Water main spacing from storm structures has been revised and a note referring to approved site plans for all private water utilities.

Fire Review

3. **Comment:** Approved with conditions.

Response: Noted.

If you have any questions, please do not hesitate to call me at 615-770-8542.

Sincerely,

Ethan Kluding, P.E. (TN)
Civil Engineer