

June 15, 2020

Gene Williams, P.E. Senior Staff Engineer Development Services Department City of Lee's Summit 220 SE Green St. Lee's Summit, MO 64063

Subject: Firestone – SW Market St – Offsite Public Water Main

Lee's Summit, MO

Application Type: Engineering Plan Review

Application Number: PL2020090

Gresham Smith Project Number: 40831.45

Dear Gene:

The following are Gresham Smith responses to your comments from your letter dated June 8, 2020 regarding the project referenced above.

## **Development Services**

Comment: Resubmit three (3) full size sets of plans (no larger than 24"x36")

folded to 8-1/2"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated

below.

Response: See attached.

2. Comment: Revised plans will be reviewed within three (3) business days of the

date received.

Response: Noted.

## **Engineering Review - Corrections**

1. Comment: There is inadequate clearance between the outside of the public

water main, and the storm. A minimum of five (5) feet is required from the outside of the water main, and the outside of the storm box.

We are measuring 1.7 feet clearance.

Response: 5' minimum separation provided between water main and storm

box.

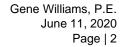
2. Comment: There is only 1.2 feet of clearance between the outside of the water

main, and the easement near the 11.25 degree bend. Is this enough clearance to install the water main, without obtaining a temporary construction easement? This comment would also pertain to the segment between the two (2) 90 degree bends along Summitcrest Dr. Is there enough clearance to install the water main without

obtaining temporary construction easements?

## **Genuine Ingenuity**

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



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Response: There is an existing 15' utility easement per Minor Plat

Summitcrest Plaza Lot 1. See attached Plat.

3. Comment: Sheet C503 is still showing a wet tap rather than a cut-in tee on the

plan view, although the profile view shows a cut-in tee.

Response: Plan view has been revised to show a cut-in tee.

4. Comment: Sheet C503: Please add a note on the Market St. crossing, which

directs the contractor to the on-site Final Development Plan. It

should also note that the crossing must be bored.

Response: Note to see approved site plans for all private water utilities

and boring note provided.

5. Comment: The Engineers Estimate of Probable Construction Costs did not

appear to include any of the off-site water main? The estimate in our possession only shows the on-site improvements, and the short segment from the west side of Market St. to the backflow vault.

Please provide an estimate for the off-site water main.

Response: Estimates have been revised.

6. Comment: 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

 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.

Response: See new estimates.

**Electronic Plans for Resubmittal** 

Gresham Smith



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 mulit-page Portable Document Format (PDF).
- Studies Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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

