



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

1. 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



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 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.

Response: See new estimates.



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.

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

Sincerely,

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