



January 19, 2022

Lee's Summit Missouri Development Services

Attn: Sue Pyles, P.E. Senior Staff Engineer
220 SE Green
Lee's Summit, MO 64063

**Re: Lee's Summit Logistics – Public Water
Engineering Plan Review
Application Number: PL2021408**

Dear Sue:

The following are responses to your comments made on the project referenced above.

The Development Services Department received plans for this project on October 18, 2021. We have completed our review and offer the following comments listed below.

- *See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.*
- *Revised plans will be reviewed within ten (10) business days of the date received.*

Engineering Review - Corrections

1. *Please submit an Engineer's Estimate of Probable Construction Costs.*

RESPONSE: Acknowledged. Since a contractor has been selected for this project site, the contractors bid for the private site improvements will be provided in lieu of an engineer estimate.

2. *Additional Items:*

- *Please install a new 8" water main along the north/west side of NW Sloan Street to connect this main with the existing main that ends at NW Sycamore Street.*
- *Please abandon the existing water main from the connection of the relocated main south of NW Sloan Street north to the existing main on the north side of NW Victoria Drive.*
- *Please abandon the existing water main from the above described abandoned main east to the existing main on the west side of NW Sloan Street.*

RESPONSE: Acknowledged. See updated profiles and water main. Please call with questions/concerns.

3. *Sheet WM1.00:*

- *The contact number listed for City Hall is the Development Services phone number, and the contact number listed for Development Services is the Public Works phone*

number. Please revise the Utility and Governing Agency Contact Information table accordingly.

- Please revise "Utility Services Center" to "Water Utilities" in the Utility and Governing Agency Contact Information table.*
- Please include "PUBLIC" in the project title on this sheet and title blocks throughout the plan set.*

RESPONSE: Acknowledged. All notes and text have been updated.

4. *Sheet WM1.01:*

- Shop Drawing Note 2A references sanitary sewer structures being installed with this project. That note does not apply, please remove.*
- Since this is all public water main, please revise Water Plan Note to reflect this. Reference 42" and 84" (7') as the minimum and maximum cover allowed.*
- Please include FH locations as a part of the design. Spacing requirements can be found in Design and Construction Manual Section 6901.J. Revise the Estimate of Quantities and the Plan & Profile sheets accordingly.*
- Show location of all oil/gas wells, or indicate none are present, and cite the source.*
- Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."*

RESPONSE: Acknowledged. All notes and updated notes have been added. Along with this, fire hydrants are now shown and labeled. Fire hydrants are shown at every 300' per city standard.

5. *Sheet WM2.0:*

- The existing sanitary sewer north of relocated Main Street is shown out of the existing sanitary sewer easement. Please verify.*
- Please label the detention basin easements to match the Plat.*
- Please show all existing water lines on this sheet and throughout the plan set.*

RESPONSE: Acknowledged. Labels and sanitary sewer lines are updated.

6. *Sheets WM3.00-WM3.05:*

- Please review and verify that the 48" minimum cover requirement is being met. Revise as needed.*

RESPONSE: Acknowledged. All watermain has the required 48" cover.

- Please show all crossings in Profile view and verify all horizontal and vertical separation requirements are being met.*

RESPONSE: Acknowledged. See all crossings in updated profiles.

- *In the Plan views, it appears that the proposed water line is shown matching the curve of the street, but bends are labeled and chords are shown. Deflection, 1 degree maximum, is only allowed at joints. This equates to allowable curves of 1320' radii, +/- . Please clarify this alignment, and verify this requirement is being met.*

RESPONSE: Acknowledged. Updated to reflect no curves but bends and fittings to accommodate road curve. See updated plans.

- *Please relocate overlapping text at Sta. 22+46.53 in Profile view for clarity.*

RESPONSE: Acknowledged. Updated text.

- *Since the connection point for the fire line associated with the Final Development Plan that has been submitted is known, it makes more sense to install that tee as a part of this project. If the fire line connection points for the remaining two buildings proposed as a part of the overall development can be reasonably established, those tees can also be installed with this project.*

RESPONSE: Acknowledged. See keynotes and tee notes at these connection. Please note per discussion with Sue, we can install tee's however, meter is still up in the air for discussion due to size and MEP calcs.

Traffic Review – Not Required

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: Acknowledged.

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,
Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net*

cc: Development Engineering Project File

Please let me know if you should have any questions regarding my comments.

Thank you,

Luke Moore
Olsson