



May 7, 2024

City of Lee's Summit, Missouri
Development Services
4800 E 63rd Street
Kansas City, MO 64130

RE: Eagle Creek Villas 1st Plat
Application Number PRSUBD20235704

We are responding to your comments dated April 12, 2024, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink, appearing to read "Stephen Saylor".

Stephen Saylor, P.E.

Engineering Review – Grading by Susan Nelson

1. Please see Water, Sanitary, and Street/Storm Engineering Review Comments and revise these plans as necessary.

Acknowledged.

Engineering Review - Sanitary by Susan Nelson

1. Please align the sanitary manholes on the same side of the centerline, unless there is a particular unavoidable conflict.

Sanitary manholes were moved to the south side of the centerline along SW Rambling Vine Road and plan sheets were updated.

Engineering Review – Water by Susan Nelson

1. Sheet 309: Please install the 8-inch water main along SW Suncatcher Rd. that connects to Eagle View Dr. water main as shown in the previous plan submittal. A dead-end water main will not be permitted here. It appears that there is approximately 4 feet of cover over the storm pipe so the water main should have about 6 inches of separation over the storm pipe and have about 33 inches of cover. The vertical separation between the water main

and the storm pipe is substandard, so the plans need a note regarding restraining all joints on the water main within 10 feet of the outside wall of the storm pipe. Use an 8-inch pipe for Water Line 3 as shown in the previous plan submittal. Provide a hydrant along SW Suncatcher Rd.

The proposed 8-inch water main was connected to the existing 12-inch main along Eagle View Dr. as was shown in previous plan submittal. A note regarding restraining of joints was added. A hydrant was also added along Suncatcher Rd.

Engineering Review – Street and Storm by Susan Nelson

1. Please verify the water quality BMP design data provided in the plans and revise accordingly. This data must agree with the submitted storm water report.

Water quality basin plan and memo data have been revised to match each other.