

November 7, 2024

City of Lee's Summit  
220 SE Green  
Lee's Summit, MO 64063

**RE: PERGOLA PARK 6<sup>th</sup> PLAT  
RESPONSE TO COMMENTS**

This letter is regarding the staff comments dated 10/7/2024 to which we have the following responses:

Engineering Review – Sanitary

1. Submit an Engineer's Estimate of Probable Costs. Based on revisions that will be required by the street comments from traffic, additional comments will be forthcoming upon resubmittal.  
**Response: Estimate of probable cost will be submitted.**
2. Sheet 1. Show location of all oil/gas wells, or indicate none are present, and cite the source. Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.  
**Response: Notes referencing no oil/gas wells added to cover.**
3. Sheet 2. Please label all existing MHs with the City MH numbers. The following are the MHs shown in the General Layout. Please revise on this sheet and as necessary throughout the plan set. • A5 – MH 35-621 • A6 – MH 35-620 • A7 – MH 35-619 • A8 – MH 35-618 • C1 – MH 35-627 • C2 – MH 35-626  
**Response: Manhole labels have been updated to city manhole numbers.**
4. Sheets 3-4: • The City now requires the sanitary MHs to be in the center of the lane. Please revise. • Please verify that there is a minimum 4' separation between the edge of the proposed wye serving Future Lot 146 and the edge of MH A9. • Please scale back the line weight of the future sanitary in Profile view.  
**Response: Manholes have been relocated to center of lane. There is a dimension to note a separation of at least 4' between wye and manhole wall. Future sanitary scaled back.**

## Water

1. Submit an Engineer's Estimate of Probable Costs. Based on revisions that will be required by the street comments from traffic, additional comments will be forthcoming upon resubmittal.  
**Response: Estimate of probable cost is being submitted.**
2. Sheet 1: • Show location of all oil/gas wells, or indicate none are present, and cite the source. • Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.  
**Response: Notes referencing no oil/gas wells added to cover sheet.**
3. Sheet 2: The City doesn't run water mains on both sides of a street. The existing main is on the east side of SW Corinthian Lane. Please eliminate the proposed Line 6 between the 2 existing street crossings near Lots 134 & 142.  
**Response: Portion of line 6 was removed from design.**
4. Sheet 3: • The Line 3 Plan view callout shows a flushing assembly at Sta. 1+94. Please revise to a FH to match the Profile view. • Please include Proposed Grade, Existing Grade, and Min Cover typical callouts on the Line 6 Profile view. • Please include the storm crossing near Sta. 5+25 in the Line 6 Profile view. • Please remove the 392.66 feet section of proposed Line 6 per the Sheet 2 comment.  
**Response: Flushing assembly was adjusted to temp in-line fire hydrant. Callouts were added to line 6 profile. Storm crossing was added to line 6.**
5. Sheet 4: • Remove the Water Check detail, it is not required. • Remove the project specific detail 30, it is not relevant for this project.  
**Response: Details were removed.**

## Street & Storm

1. Submit an Engineer's Estimate of Probable Construction Costs. • Submit the SWPPP and a copy of the MDNR Land Disturbance Permit. • Please submit a stormwater memo. This can just reference the Olsson study. • Based on revisions that will be required by the comments from traffic, additional comments will be forthcoming upon resubmittal.  
**Response: Estimate of probable costs is being submitted.**
2. Sheet 1: • Show location of all oil/gas wells, or indicate none are present, and cite the source. • Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.  
**Response: Notes referencing no oil/gas wells added to cover sheet.**
3. Sheets 2-4: What is the structure shown on Tract U? Please label or remove  
**Response: This is a chain link fence that is noted to be removed.**
4. Sheet 4: • Include the following Drainage Note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots included in the Master Drainage Plan, unless specific application is made and approved by the City Engineer. • The City requires MBOEs if adjacent to 100-yr WSE. If the 100-yr HGL is within the system, no MBOE is required.  
**Response: Note was added to sheet. MBOE elevations were removed from lot designation chart.**
5. Sheet 6: Include HGLs  
**Response: HGL's were added.**
6. Sheet 12: There appears to be a stub shown at Structure 804. Please revise.  
**Response: Stub was removed and corrected to show proposed storm running all the way to structure 804.**

7. Sheet 13: • It appears that the water line crossing shown in the Line 1100 Profile view should be shown in the Line 1200 Profile view. Please revise. • Please extend the Future Grade line between to 1105 in the Line 1100 Profile view. • Please extend the Proposed Grade line to 804 in the Line 1200 Profile view and remove the “Future Grade” callout.  
**Response: Water line crossing moved to correct profile. Future and proposed grade lines were extended.**
8. Sheets 14-16: • Add standard details for Grate Inlet and Trench/Backfill. • Include typical pavement section for the public streets. • The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. • Remove the Trenching/Patching and Field Inlet details as they are not required. • Sheets 15 & 16 titles are reversed. Please revise.  
**Response: Details were corrected.**

### Traffic Review – Streets

1. Due to the dead end nature of Street A and Pergola Park Drive, there is no way for the City to offer maintenance, i.e. snow plow operations, to these streets. There are no areas to turn a truck around or anywhere for a truck to push the snow off. A complete connection should be made, either the full loop of Pergola Park Dr or Street A should be extended over to meet up with Longview Park Drive.  
**Response: Per emails/meetings a temporary turnaround was added on stallion way.**
2. The curve at 0+39.23 on Street A has a K-value of 20.33. Minimum value for a sag curve on a Residential Local is 26. Please correct.  
**Response: Per emails/meetings the street design was left alone due to the K value being set from the existing street built in previous phase.**
3. Street A should be signed no parking on one side of the street since the street width is not enough to allow for emergency vehicles to pass when cars are parked on both sides  
**Response: Per emails/meetings there was an agreement to not show signs based on previously agreed street widths.**

Thank you for your review. Should you have any additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGE & ASSOCIATES, P.A.

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BL/mr  
Attachments