



From: Fred Schlegel, P.E.  
Olsson  
550 St. Louis Street  
Springfield, MO 65806

July 19, 2019

To: Gene Williams, P.E.  
Senior Staff Engineer  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

**Subject: The Princeton Senior Living – SE Oldham Pkwy – Water Main Extension  
PL2019214**

The following are comments from the City of Lee's Summit. Our response to each comment has been provided in ***bold italics***. Please feel free to contact me should you have any questions.

### **Engineering Review**

1. The water line plans should be separated-out from the Street/Stormwater set. A cover sheet should be prepared, along with an index of sheets. This is needed to the necessity to obtain a separate MDNR permit.
  - ***The plans depicting the 12-inch public water main have been separated out from the street/stormwater set. I believe Mr. Maher Jaafari of the MDNR Public Water Program has already received an application for a construction permit. I think all he will need now is a letter from your agency to support the approval and presumed ownership of this main once constructed.***
2. It appears that one (1) additional air release valve and vault is needed at the high point near station 14+35 shown on Sheet W2.1. It also appears that an additional air release valve and vault is required near station 31+48 shown on Sheet W2.5 (i.e., the opposite side of the stream crossing).
  - ***We have added an additional combination air release valve (ARV) at Station 14+35 on Sheet W2.1 per your request. As far as the other ARV you requested on the east side of the stream crossing is concerned, we already had one shown at Station 31+48 as shown on Sheet 2.5. This is the high point on the east side Please be aware that the actual stream crossing itself is between Station 21+38 and Sta 22+00 on Sheet W2.3.***
3. Sheet W2.3: Please provide a reference to the encasement detail (i.e., WAT-12) shown on Sheet W3.1 using standard drafting notation.
  - ***We have revised drawing W2.3 to make a reference back to Sheet W3.1 where Lee's Summit's standard detail for pipe encasement is depicted.***

#### Questions within body of email from Gene Williams

1. Do you have any correspondence that would indicate that the water district is unable to grant the partial use of their existing easement? As shown, the new water main is shown well away from the right of way, which is not particularly desired by Water Utilities.
  - **We have communicated with Tri-County Water Authority and they indicated they would not allow the new water main to be within their easement, however they did agree to allow the crossing through their easement for the installation of fire hydrants, etc.**
2. Have off-site easements been acquired, or is this in progress? We will need those prior to approval. The City has a standard template format for easements that must be followed. We typically want to see a “courtesy review” copy prior to final execution, just so we have what we need.
  - **We waited to begin the description of the easements until this first review by Lee’s Summit. We will begin preparing them and provide a copy to you for a “courtesy review” prior to having them signed. It is our understanding that the bank that foreclosed on the entire property remains the “owner” and will sign them once prepared.**

#### Inspection Fee Calculation

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.
- ***The OPC for the Water Main is included within this resubmittal.***

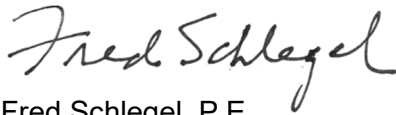
#### Electronic Plans for Resubmittal

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).
- ***Understood.***

Sincerely,

A handwritten signature in cursive script that reads "Fred Schlegel".

Fred Schlegel, P.E.  
Olsson