

February 19, 2021

Sue Pyles, P.E.  
Senior Staff Engineer  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: OAKVIEW STORAGE LOT 5 PUBLIC SANITARY & PRIVATE WATERMAIN EXT  
PL2021044**

This letter is in response to engineering plan review comments dated 2/18/21 to which we have the following responses:

**Engineering Review - Corrections**

1. General:
  - Remove the proposed stub at MH B1. **Response: We have removed the MH Stub at B1 and added a Service Wye and associated service piping, downstream of MH B1**
  - Please submit the proposed easement for review. **Response: A draft of the easement exhibit is included with this re-submittal for your review and approval.**
  - Please revise the engineer's estimate to match the information in the plans. **Response: An updated engineer's estimate is included with this re-submittal for your review and approval.**
2. Sheet C0.0:
  - Remove Dena Mezger as the Public Works contact. **Response: Contact has been removed from updated contact.s**
  - Revise the Water department name to Water Utilities. **Response: Contact for Water Utility has been updated.**
  - KCP&L is now Evergy. Please revise the contact information. **Response: Electrical Contact has been revised to Evergy.**
  - Revise General Note 15 to "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200". **Response: Note revised per comment above.**
  - Delete General Notes 16 & 17. **Response: Notes removed.**
  - Remove the approval signature block for the City. A stamp will be provided electronically when approved. **Response: Approval Signature Block removed.**
  - Revise the Summary of Quantities to match the information in the plans. **Response: Quantities updated per latest plan revision.**
3. Sheet C1.0: Show location of all oil/gas wells, or indicate none are present, and cite the source. **Response: Oil/Gas well note and clarification has been added to latest revised C1.0.**

4. Sheet C3.0:

- The City's trenching requirements have changed. There is now 12" of rock required over the pipe. Please revise the detail. **Response: We have revised the trenching detail to reflect the required 12" of rock over the pipe.**
- Remove Standard Details SAN-1 & WAT-6, they are not used. **Response: Referenced details have been removed.**

### **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.

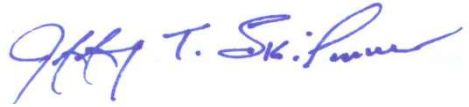
Electronic copies shall be provided in the following formats

- ☐ 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).

**RESPONSE: Acknowledged.**

If you have additional comments/questions, please do not hesitate to contact me. Thank you.

Sincerely,  
SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, reading "Jeffrey T. Skidmore". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Skidmore" clearly legible.

Jeffrey T. Skidmore, PE  
Principal / Sr. Project Engineer  
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[JS@schlagelassociates.com](mailto:JS@schlagelassociates.com)

/mdr  
Attachments