



February 10, 2022

Gene Williams, PE
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2021488 – ENGINEERING PLAN REVIEW
CORNERSTONE AT BAILEY FARMS 1ST PLAT – PUBLIC SANITARY
RESPONSE TO COMMENTS DATED JANUARY 10, 2022**

Dear Gene:

This letter is in regards to the above-referenced staff comments to which we have the following responses:

Engineering Review

1. Slope appears deficient between B8 and L1. Please see new standards for 8 inch pipe slope where upstream connections are the governing criteria, with 1.00 percent slope required in many instances, followed by 0.80 percent, and then 0.60 percent as an absolute minimum if 31 or more connections are provided.

Response: This line will service 29 lots. A slope of 0.80% appears to be acceptable based on Section 6500 of the City of Lee's Summit Design Criteria Section D.2.d (revised July 2020).

2. Slope of pipe along Silo Street appear deficient. Please see above comments.

Response: At Sanitary Manhole B9, 39 lots will be served. Pipe slope is 0.65% between manholes B6 and B8. Pipe slope for the 10-inch pipe between manholes B3 and B6 is 0.45% which exceeds the minimum of 0.42%.

3. Line L Sheet 5 appears deficient. Please see above comments concerning slope requirements based on upstream lots.

Response: This line will service 29 lots. A slope of 0.80% appears to be acceptable according to Section 6500 of the City of Lee's Summit Design Criteria Section D.2.d (revised July 2020).

4. Sheet 6: Same comments as above apply to the 8 inch line. Slopes appear deficient based on new standards based on upstream lots.

Response: This line will service 55 lots. A slope of 0.65% appears to be acceptable based on Section 6500 of the City of Lee's Summit Design Criteria Section D.2.d (revised July 2020).

5. Please be aware the "new standard" for sanitary sewer slope have been in effect before the Preliminary Plat was submitted and approved. This new requirement went into effect July of 2020.

Response: Thank you. We understand your concern but feel this developer will move rapidly through this development.

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. *Response: Included with submittal.*

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks locate 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.

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.

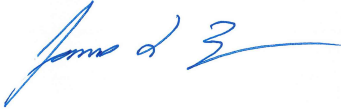
Electronic copies shall be provided in the following formats

- Plats – all plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provide din multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Should you have additional comments, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read "Jim Long".

Jim Long, PE

Sr. Project Engineer

Direct 913-322-7146

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/mr

Enclosures