

February 10, 2022

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

**RE: PL2021484 – ENGINEERING PLAN REVIEW
CORNERSTONE AT BAILEY FARMS 1ST PLAT – PUBLIC WATER
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. Pipes greater than 7 feet deep on sheet 4. This is not allowed. Recommend placing over top of storm line, and adjust storm line as needed to acquire the needed 42 inches of cover.

Response: We lowered storm sewer where we could to enable the water to cross over. Unfortunately, we have two crossings where the storm is at the bottom of the run and we cannot lower the storm sufficiently to have adequate cover over the pipe and separation with the storm sewer. We designed the water to be as shallow as we could for as short of a distance as we felt acceptable through the use of vertical bends.

2. A trenching and backfill detail was missing. Please ensure 12 inches of aggregate is provided over top of pipe in accordance with new July 2020 standards.

Response: Detail added to plan set.

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.

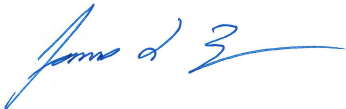
Electronic copies shall be provided in the following formats

- 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



Jim Long, PE
 Sr. Project Engineer
 Direct 913-322-7146
JL@schlagelassociates.com

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 Enclosures