LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Date: Tuesday, February 15, 2022

To: SCHLAGEL & ASSOCIATES
James Long, P.E.
14920 W 107TH ST
LENEXA, KS 66215

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number:	PL2021432
Application Type:	Engineering Plan Review
Application Name:	Manor at Bailey Farm 1st Plat - Public Water Main

The Development Services Department has completed its review of the above-referenced plans dated Jan. 31, 2022 and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at **devservices.cityofls.net**. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review - Corrections

1. Where depth of cover over the top of water mains exceeds 7.0 feet, a waiver is required prior to approval of the plans. The waiver shall be submitted on forms provided by the City under separate cover, and shall provide the citation within the Design and Construction Manual to be waived. The form shall have an attachment which includes a brief summary of the waiver, the location of the excessive depth of cover, the actions that were taken during design to eliminate the depth of cover issues, the magnitude of the depth of cover, and the rationale behind the waiver request. Finally, an exhibit showing the plan and profile of the location in question shall be provided. A waiver is required for each location where depth of cover is greater than 7.0 feet, so it appears there will be 8 separate waivers required for this project.

2. Please refer to comment 33 in previous applicant letter. Trenching and backfill detail is showing 6 inches over top of pipe for aggregate backfill. The City changed this requirement in July 2020 to 12 inch minimum. Please revise.

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.

Electronic Plans for Resubmittal

All Planning application and developmrnt 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 mulit-page Portable Document Format (PDF).

- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed Feb. 15, 2022

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File