

February 11, 2022

City of Lee's Summit
Attn: Sue Pyles, PE
220 SE Green Street
Lee's Summit, MO 64063

**RE: PERGOLA PARK 5TH PLAT – STREETS, STORM, MASS GRADING
PL2021454 – ENGINEERING PLAN REVIEW
RESPONSE TO COMMENTS**

Dear Sue:

This letter is regarding staff comments dated December 7, 2021 to which we have the following responses:

Engineering Review – Corrections

1. Please note that since the roundabout and intersection designs (Sheets 17-19) are not being provided until the second submittal, it will be a 10-day review.

Response: Noted.

2. As discussed, please revise the turnaround location to be within the plat boundary in conjunction with the associated storm sewer comments, below.

Response: Turnaround has been removed due to shortening the street.

3. Submit the following:

- Engineer's Estimate of Probable Construction Costs
Response: Construction estimate is being submitted.
- SWPPP
Response: SWPPP is being drafted and will be submitted once MDNR permit has been obtained
- Copy of the MDNR Land Disturbance Permit
Response: Applying for MDNR permit. Will send a copy once it has been obtained.

4. Sheet 1:

- KCP&L is now Evergy. Please revise the Utility contact list accordingly.
Response: Contact has been updated.
- Dena Mezger is no longer the Public Works Director. No contact name is necessary, but Michael Park is now the PW Director.
Response: The contact has been removed from Public Works.

- Please replace General Note 14 with the following: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at 816-969-1200.”

Response: General Note 14 has been updated.

- Remove the approval signature block for the City. A stamp will be provided electronically when approved.

Response: Signature block has been removed

- “Asphalt Pavement – Existing” is shown twice in the Legend. Please delete the duplicate.

Response: Legend has been updated.

5. Sheet 2:

- Please remove (“By Others”) from the proposed water and sanitary sewer labels on this sheet and throughout the plan set. They will be constructed with this project.

Response: By others has been removed.

- The use of text masking (if that is the correct terminology) throughout the plan set at times covers up important information and/or drawings. Please review this and all sheets for clarity.

Response: Text masking has been adjusted. Please indicate specific locations if still an issue.

6. Sheets 3-4:

- Please remove the utility callouts on the MDP, the line types suffice.

Response: Utility callouts have been removed.

- Include a table showing allowable house type for each lot.

Response: Lot type table has been added.

7. Sheets 8-12:

- See comments sent for PL2021455, Pergola Park 5th Plat ESC. Revise plans to match the ESC plan revisions.

Response: Comments on the ESC plan set have been addressed.

8. Sheets 13-16:

- Please denote sidewalk to be constructed by the contractor/developer the same on every page.

Response: Sidewalk to be constructed by contractor/developer has been added to all pages.

- Sow the sidewalk adjacent to Tract Q as being constructed by the contractor/developer.

Response: Sidewalk has been added to be constructed by contractor/developer.

- Show the sidewalk adjacent to all of Tract S as being constructed by the contractor/developer.

Response: Sidewalk has been added to be constructed by contractor/developer

- Please note that the areas shown as future Pergola Park 6th Plat and Lumberman's Row 1st Plat are currently unplatted and therefore require sidewalk construction as a part of this development. In lieu of constructing the sidewalk, please note that a cash escrow for this work will be required.

Response: Noted.

- Please show underdrain in Profile views at all low points.

Response: Underdrains have been added for sump points.

9. Sheet 20:

- Please revise the angle thru Structure 802 to be 90 degrees or greater.

Response: Angle has been adjusted.

- Please eliminate the stub for future connection at Structure 803. Future connections shall be core drilled.

Response: Stubs have been removed for future phases.

- The 20' U/Es shown between Lots 1 & 2 is drawn as a 15' width easement, but labeled both as a 15' D/E and a 20' U/E. Please clarify.

Response: Easement has been clarified.

- Why is the end section at Structure 800 shown both angled and straight? Please clarify. Future Structure 1600 is shown the same way.

Response: Extra end section has been removed.

10. Sheet 21:

- Please show the design HGL in the Profile Views.

Response: The HGL has been added to profiles.

- Please show all utility crossings in the Profile View.

Response: All utility crossings have been added to profiles.

- Structure 501 does not meet the requirement of a minimum 0.5' drop through the structure. Please revise.

Response: Invert was previously formed with 4th plat and the invert is as-surveyed.

- Please note that only storm sewer included in the 5th Plat has been reviewed at this time.

Response: Noted.

11. Sheet 24:
- Please include standard pavement sections for all different pavement configurations. The sidewalk note (1 side only) included in incorrect.
Response: Sidewalk note has been corrected.
- 12, Sheet 25 -26:
- Field Inlet (STM-2) and Junction Box (STM-3) are not used, please remove.
Response: Details have been removed.

We appreciate your review of this project. If you have further comments, please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Brad Luebbert
Staff Engineer
Direct 913-322-7151
BL@schlagelassociates.com

/mr
Enclosures