



April 22, 2022

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

**RE: PL2021432 - MANOR AT BAILEY FARM 1<sup>ST</sup> PLAT  
RESPONSE TO COMMENTS DATED FEBRUARY 15, 2022  
PUBLIC WATER MAIN**

This letter is regarding the above-referenced comments to which we have the following responses:

#### **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 cove 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 profile of the location in question shall be provided. A waiver is required for each location where depth of cover is great than 7.0 feet, so it appears there will be 8 separate waivers required for this project.

**Response: Revised storm sewer and water to reduce waivers to just the one at the Tri-County water main.**

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.

**Response: Revised**

#### Additional Comment

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.

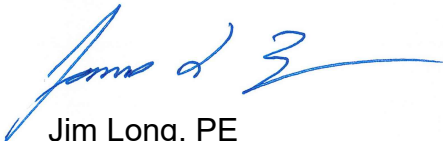
- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public mains.
- 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: Cost estimate included with submittal.**

Should you have additional comments/questions, please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



Jim Long, PE  
Sr. Project Engineer  
Direct 913-322-7146  
[JL@schlagelassociates.com](mailto:JL@schlagelassociates.com)

/mr  
Attachments