



April 22, 2022

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

**RE: PL2021433 - MANOR AT BAILEY FARM 1ST PLAT
RESPONSE TO COMMENTS DATED FEBRUARY 15, 2022
PUBLIC SANITARY MAIN**

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

Engineering Review

1. Sanitary sewer line beneath the creek shall be encased in concrete as per the City standard detail. Please show the location of the encasement, including the length of the encasement and dimensions specified on the standard detail table notes. The pipe shall be encased from bank to bank, plus 10 feet each side of the stream bank. Finally, please include City standard detail SAN-7 in the plan set, and ensure the callouts shown on the notes for this standard detail are shown on the profile view of the plans.
Response: Pipe has been encased as shown on sheet 6. Detail SAN-7 on sheet 14.
2. Please review the sanitary sewer easement provided in the email to Jim Long on Feb. 15, 2022 to ensure the easement will work for this plan set. If temporary construction easement is needed, please let me know so the school district can acquire this easement. They will need to know the length and width of any temporary construction easement, as well as the location.
Response: Exhibit provided to Gene on 3/9.
3. Cost estimate was missing the following items: 1) concrete encasement in accordance with the standard City detail SAN-7, 2) tracer wire and boxes for all sanitary sewer laterals, and 3) manhole frame and lid placement within pavement in accordance with detail.
Response: Items listed above have been added to the Summary of Quantities on Cover sheet.

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.

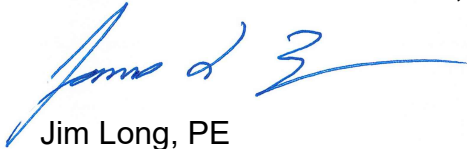
- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary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

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/mr
Attachments