



April 22, 2022

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

**RE: PL2022-049 - THE RETREAT AT BAILEY FARMS, 1ST PLAT
ENGINEERING PLAN REVIEW – PUBLIC WATER
COMMENTS DATED FEBRUARY 25, 2022**

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

Engineering Review

1. Sheet 3: Fire hydrant at Windbreak Dr. and Bailey Farm Pkwy shall be relocated a minimum of 20 feet beyond the curb return.
Response: Revised
2. An additional fire hydrant appears warranted along Windbreak Dr.
Response: Added
3. A trenching and backfill detail was missing. Recommend removing the trench check detail and replacing with a trenching and backfill detail. No trench checks are required on the water main, hence the recommendation to remove this detail and replace with the trenching and backfill detail. Ensure the new 12-inch aggregate over top of pipe has been included in the detail.
Response: Trench detail updated

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

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Attachments