



April 22, 2022

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

**RE: PL2021435 - CORNERSTONE AT BAILEY FARMS 1ST PLAT
RESPONSE TO COMMENTS DATED FEBRUARY 28, 2022
PUBLIC SANITARY**

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

Engineering Review

1. Previous submittal showed 12 inch aggregate over top of pipe on the detail, but this submittal shows 6 inches of aggregate over the top of pipe. As previously discussed, the minimum thickness of aggregate over the top of pipe is now 12 inches, as revised in July 2020. Please revise the standard detail.

Response: Detail updated

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.

Response: Included with submittal

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read "Jim Long", with a stylized flourish extending to the right.

Jim Long, PE
Sr. Project Engineer
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/mr

Attachments