



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 WATER**

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

Engineering Review

1. Please see previous comment letter. The City shall not allow a water line to be installed at the depth shown near the end of Line 6. Please adjust the storm sewer accordingly so the water main can be installed over the top of this line. Please see comments in Street, Stormwater, and Master Drainage Plan concerning this line. After reviewing those comments, it will be a simple matter of providing the necessary adjustment over the top of the storm line rather than beneath the storm line. Storm line 1000 on the Street, Stormwater, and Master Drainage Plan is too steep, and will lead to severe erosion at the outfall due to supercritical flow within Line 1000. The curb inlet shall be made deeper, and the slope shall be lessened in Line 1000 to eliminate this issue. If necessary, a encasement of the water main can be installed as per the City standard detail to provide structural support, but it would appear this is unnecessary.

Response: Water line moved above storm line.

2. Additional easement for the water main in this location shall be adjusted to a minimum 5 feet buffer from the outside of the water main. As shown, the water main is almost encroaching outside the limits of the easement. Ensure this easement is carried-through to the plat.

Response: Additional easement added for water line.

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.

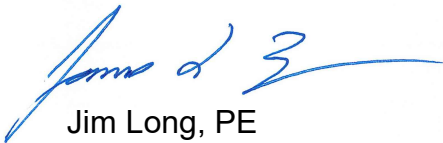
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger 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.



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Attachments