



April 22, 2022

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

**RE: PL2022-050 - THE RETREAT AT BAILEY FARMS, 1<sup>ST</sup> PLAT  
PUBLIC SANITARY SEWER PLANS  
COMMENTS DATED FEBRUARY 25, 2022**

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

**Engineering Review**

1. Please add a prominent note that "Contractor shall obtain elevations and locations for all sanitary sewer service lines and shall supply this information to the design engineer for inclusion in the as-built Record Drawings".  
**Response: Added**
2. Line M from manhole M1 to M2 shall be eliminated, and Line M shall be lengthened within the pavement to a point where all service laterals can be connected to serve the 3 lots which in question (Lots 12, 13, and 14).  
**Response: Revised**
3. Sheet 4: Line K from K8 to K9 (future) is shown in bold, which is confusing since this normally denotes a proposed improvement. Please use a lighter lineweight to avoid confusion in the field.  
**Response: Revised**
4. Recommend adding an additional 0.1 feet to the normal drop required at each manhole to account for construction tolerance. The City has had issues with inadequate drop across manholes due to designs being at the minimum drop required. Please review all drops at manholes, and adjust a minimum of 0.1 feet additional drop.  
**Response: Revised as requested**
5. Manhole K5 appears unwarranted and should be eliminated.  
**Response: Revised**

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.

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Attachments