

August 17, 2022

City of Lee's Summit
Attn: Sue Pyles, PE
220 SE Green Street
Lee's Summit, MO 64063

**RE: LUMBERMAN'S ROW – STREET, STORM, MDP
PL2022171**

This letter is in response to staff comments for the above-referenced project dated May 31, 2022.

Engineering Review – Corrections

1. General:
 - a. Submit an Engineer's Estimate of Probable Construction Costs
Response: Cost estimate has been submitted.
 - b. Please remove all erosion and sediment control plan sheets and details, as they are included in a separate plan set.
Response: Erosion control plans and details have been removed.
2. Sheet 1:
 - a. "Asphalt Pavement – "Existing" is duplicated in the Legend.
Response: Duplicate has been removed.
 - b. Please either revise "Engineering Department" to "Development Services Department" or delete altogether and just refer to the City in General Note 2.
Response: General note has been revised.
3. Sheet 3: Please revise "MBO" to MBOE" to match the City's terminology on this sheet and throughout the plan set.
Response: Text has been changed to MBOE to match City's terminology.
4. Sheet 4:
 - a. Please include a table showing basement type for each lot.
Response: Table has been added to indicate walkouts from standard basements.
 - b. Please designate lots requiring as-graded plot plans. In this case, Lots 1-7 would seem to be the lots most likely to be so designated.
Response: Note to require as-graded plot plans added.

- c. Since no proposed elevations are shown, please verify that proposed elevations for the Lot 1 front lot corners will match existing elevations.
Response: Existing elevations are now noted to match existing elevations.

5. Sheet 5: No drainage area information was included for the north drainage area delineated. Please include.
Response: Future and existing drainage areas were added.

6. Sheet 6: Please verify that the storm sewer connecting to the existing storm sewer Line 800 is accounted for in the calculations.
Response: Calculations were corrected to account for storm connecting to line 800.

7. Sheet 14:
 - a. Please include rip rap information at Structure 1600.
Response: Rip rap information has been added to plan and profile.

 - b. Please relocate overlapping alignment information for clarity.
Response: Overlapping text has been removed.

 - c. Please revise the angle thru Structures 802 & 1602 to be 90 degrees or greater.
Response: Structures have been adjusted to get as close to 90 degrees as possible.

8. Sheet 17: Please remove the Grate Inlet detail, it isn't used on this project.
Response: Grate inlet detail has been removed.

Traffic Review – Corrections

1. Please include a signing plan showing the location of any street name signs, stop signs, etc.
Response: No signs needed for Lumberman's Row. All signage should be taken care of with Pergola Park 5th plat roundabout design.

Should you have any questions , please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Brad Luebbert, IE
Staff Engineer
Direct 913-322-7151
BL@schlagelassociates.com

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Attachments