

September 8, 2022

City of Lee's Summit
Attn: Gene Williams, PE
220 SE Green St
Lee's Summit, MO 64063

**RE: THE RETREAT AT BAILEY FARMS, 1ST PLAT – PUBLIC STREETS, STORM
AND MASTER DRAINAGE PLAN
PL2022051**

Dear Gene:

This letter is regarding the above referenced project and staff comments dated September 7, 2022 to which we have the following responses:

Engineering Review – Corrections

1. A new field inlet is called out as "109". The stormwater collection system was designed what appears to be the 10-year event, and it appears the 100-year event will surcharge out of the throat of field inlet 109. It should be noted that the minimum level of service for all stormwater systems within the city of Lee's Summit is the 100-year event, with an overflow system designed for the system in the event the 100-year event cannot be managed by the underground system. Lot 13 and Lot 14 therefore should include an MBOE which is a minimum 2.0 feet above the calculated 100-year water surface elevation interpolated along this water surface. An overflow route shall be established, and a design provided for this overflow system. Alternatives include the design of an underground system capable of managing the 100-year event without surcharging from field inlet 109 and progressing downstream within the stormwater system that is capable of managing the 100-year event without surcharging (i.e., defined as being a minimum of 6 inches below the lowest throat opening of any field inlet or curb inlet or other structure). The city would prefer the system be capable of managing the 100-year event without surcharging, and it would appear this could be achieved with relative ease. If this can be achieved, the MBOEs along Lots 13 and Lot 14 would not be necessarily required. Please evaluate and revise as appropriate.
Response: We redesigned it for the 100 yr. rates. We also made some adjustments to Storm Line 100 in the Manor plan set to keep it compliant as stated in your comment. The affected sheet is included with this submittal. Also, we opened it up on two sides.

2. Wouldn't the new field inlet 109 be better configured with additional openings? As proposed, it appears only one (1) opening to the north is proposed. Please evaluate and revise as necessary with the previous comment in mind.

Response: We revised the inlet to with openings north and south.

Traffic Review – No Comments

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 on site and off site.
- 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: Revised Engineer's Estimate is included.

Electronic Plans for Resubmittal

Response: All items under this heading have been noted and acknowledged.

Should you have any further comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

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Attachments

