



March 3, 2023

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

**RE: PL2022416 – ENGINEERING PLAN REVIEW
RESIDENCES AT BLACKWELL – PUBLIC SANITARY**

Dear Gene:

This letter is responding to staff comments dated March 3, 2023 regarding the above-referenced project:

Engineering Review – Corrections

1. Please use the City manhole numbers for all existing sanitary sewer manholes. For reference, EX-092 is 65-092, EX-227 is 65-227, and EX-226 is 65-226. Please update and revise as appropriate.

Response: Manhole numbers revised

2. Manholes B1, B2 and B3 shall be 5-foot inside diameter manholes rather than 4-feet. Please revise as appropriate.

Response: Manhole sizes increased to 5' ID

3. There appears to be an 8-inch line from the south which enters the existing City manhole 65-226, and the plans do not appear to address how this will be connected to the new system. Please evaluate and revise as appropriate.

Response: Plan revised.

Traffic Review – Not Required

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probably 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, bot 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 this submittal

Electronic Plans for Resubmittal

All planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – all plats shall be provide din multi-page Portable Document Format (PDF).
- Engineered Civil Plans- all engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Response: Uploaded as requested

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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/mr
Enclosures