



March 24, 2023

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

**RE: RESIDENCES AT BLACKWELL - PUBLIC WATER
PL2022415 ENGINEERING PLAN REVIEW**

Dear Gene:

This letter is regarding staff comments dated Friday, March 3, 2023 to which we have the following responses:

Engineering Review – Corrections

1. The 3-inch sanitary sewer force main is shown on the plans as requested in comment #1 within the previous applicant letter, but there are instances where the force main is shown beneath pavement or at the edge of pavement. This will present a maintenance issue for the utility owner. Please contact the owner of this utility (Lee's Summit R-7 School District) and determine what they require in terms of movement of this line outside of paved areas. It is likely that MoDOT will also have input on this, as the force main appears to be shown beneath the proposed roundabout (resubmittal of these plans is pending). Please coordinate and revise as necessary.

Response: From the information we have it looks like the School District intentionally laid the forcemain in the Right-of-way and not in private easement. This is likely due to cost or not being able to obtain easements, and under that scenario they took the risk associated with laying their lines in the ROW. Had they installed in a private easement the owners potential desire to have the FM relocated outside of the pavement would be appropriate. However, since the forcemain is located in public ROW and safety improvements are being made in that ROW, our position is that we should be obligated to notify them of our improvements and help coordinate any relocation they choose to make.

2. A copy of any correspondence with Lee's Summit R-7 School District shall be required prior to approval of the plans. Please see previous comment concerning this requirement. Approval of the water line plans cannot be approved until this has been coordinated with the school district since any relocation of the force main has the potential to change the alignment of the water line.

Response: Correspondence with school district submitted. The forcemain “As Built” plans provided by the school district show the forcemain outside the edge of road, within public ROW west/south of Blue Parkway. At the time of the previous submittal the best information available was GIS which showed the forcemain on the east/north side of Blue Parkway. Since the forcemain is actually on the opposite side of the road from the proposed water line, any potential change to the forcemain is very unlikely to affect the watermain alignment. In light of this new data we request that waterline approval not be contingent on any potential coordination with the school district.

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: EOPC provided

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 provided in 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 provide din Portable document Format (PDF).

Response:

Thank you for your review; should you have any additional comments/questions regarding this project, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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Attachments