

March 28, 2023

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

**RE: PL2023045 REUNION AT BLACKWELL
ENGINEERING PLAN REVIEW DATED MARCH 28, 2023
PUBLIC WATER**

Dear Gene:

Thank you for your review comments for the above-referenced public waterline plans dated March 28, 2023. Please see the responses below:

Engineering Review – Corrections

1. Water Line F: There are two 92) crossings of Riley Loop which is not desired by Water Utilities. Please eliminate these crossings and keep the water line on one (1) side of the street. Please revise as appropriate.

Response: Revised as requested

2. The future water line loop towards Summit Mill may be eliminated. There is discussion about a second access to Blue Pkwy, and the loop can be installed at that location rather than as shown.

Response: A secondary emergency access is shown through the commercial. This access road is temporary in nature until the final configuration of the commercial development is known. At such time a water loop could be provided at this location – or we could continue to show it connecting to Summit Mill.

3. Sheet 6: It appears the water main is too shallow in some instances as shown on the profile view. Minimum depth of cover is 3.5 feet. Please revise as appropriate.

Response: Revised as requested

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 property 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.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittal 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 provided in Portable Document Format (PDF).

Should you have additional comments or questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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/mr
Attachments