

March 28, 2023

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

**RE: PL2023049 BLACKWELL RESERVE  
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. There are instances where the water line is at the limit of the easements. Please adjust easement lines on the plans to ensure there is a minimum of 5 feet from the pipe to the limit of the easement. Please ensure the easement limits are carried-forward to the final plat. Please revise as appropriate.

**Response: Additional easement has been provided as requested.**

2. A second access point to Blue Pkwy is likely required. As such, a second water line connection point can count towards the looping requirements, and the loop towards Mill Creek at Summit Mill to the northeast may be eliminated. Further discussions on this issue shall be forthcoming.

**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 4: Notes indicate the movement of the temporary fire hydrant. Where is the temporary fire hydrant being relocated? Please show the location of the relocated fire hydrant.

**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.

Mark A. Breuer, PE  
Principal / Engineering Manager  
Direct 913-322-7154  
[MAB@schlagelassociates.com](mailto:MAB@schlagelassociates.com)

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Attachments