

DEVELOPMENT SERVICES

Date: Tuesday, July 22, 2025

To: CLAYTON PROPERTIES GROUP, INC
120 SE 30TH ST
LEES SUMMIT, MO 64082

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PRSUBD20252695

Application Type: Public Infrastructure

Application Name: CORNERSTONE AT BAILEY FARMS, 2ND PLAT

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

No Comments

Engineering Review - Street and Storm

Reviewed By: Susan Nelson, P.E.

Corrections

1. Add a note to all of the plan sets for this project that states: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
2. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
3. Verify that all needed drainage easements are depicted correctly on the Final Plat.
4. Storm Plan (Sheet 7)
 - Remove the extra call-outs that obscure plan information.
 - Label storm lines.

5. Include the following note on any profile sheet applicable: "Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe." Show and label the limits of the compacted fill placement in the profile view using hatching for clarity.

Engineering Review - Water

Reviewed By: Susan Nelson, P.E.

Corrections

1. Please show the compacted fill hatch extending below the pipe in the fill areas of the profile.
2. Revise hydrant spacing from Sta. 0+00 to Sta. 6+17 as this distance is too far. (Sheet 3)
3. Leave the valves in place to be used on the water main at Sta. 0+00 and Sta. 5+96.49 on Line 9. (Sheet 4)

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Corrections

1. Sheet 2:
 - Show L1 to B8 as existing on this sheet.
 - Additional services appear to be proposed in this segment compared to what was originally installed (an additional service line per lot). Please show this work more clearly on this sheet and/or on Sheet 4.
2. Sheet 3:
 - The existing grade at MH B13 is shown to be greater than the top of manhole. Please reconcile.
 - Compare all elevations against record drawings. Example of a discrepancy is FL IN (E) elevation at MH B12 was listed as 1014.41 vs what is shown on Sheet 3 of 1014.64. An invert in elevation of 1014.41 would result in a drop of only 0.07 ft.
3. Sheet 4:
 - The proposed grade is missing between MH L1 and MH B8. Please add.
 - Clarify which service lines are existing and which service lines are proposed.
 - Provide the values for those indicated by question marks for the stationing at MH B8 and L4.
 - Revist the line segment between L3 and L4 as the elevations do not match the elevations shown in the plans for the Retreat at Bailey Farms Second Plat.

Engineer Review - Grading

Reviewed By: Susan Nelson, P.E.

Corrections

1. Provide inlet protection for the existing inlets along Silo Street.

Please contact me if you have any questions or comments.

Sincerely,

Susan Nelson, P.E.
Senior Staff Engineer
(816) 969-1229
Susan.Nelson@cityofls.net

cc: Development Engineering Project File

