
DEVELOPMENT SERVICES

Date: Monday, August 18, 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.

Engineering Review - Street and Storm

Reviewed By: Susan Nelson, P.E.

Corrections

1. The City's Standard Details have been updated, please use the current versions.
2. Remove the Record Drawing stamp from sheets within this plan set.
3. Remove the signature block for the City Engineer from the cover sheet.
4. Verify that the utility easement along Lot 245 is of adequate width for the depth of proposed Storm Line 200.

Engineering Review - Water

Reviewed By: Susan Nelson, P.E.

Corrections

1. The City's Standard Details have been updated, please use the current versions.
2. Remove the signature block for the City Engineer from the cover sheet.
3. As previously requested, please leave the valves in place to be used on the water main at Sta. 0+00 and Sta. 5+96.49 on Line 9 of Sheet 4. Also, note that our requirement for the number of valves has changed to be 3 valves at tees and 4 valves at crosses.

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Corrections

1. The City's Standard Details have been updated, please use the current versions.

2. Remove the signature block for the City Engineer from the cover sheet.

Engineer Review - Grading

Reviewed By: Susan Nelson, P.E.

Corrections

1. Remove the signature block for the City Engineer from the cover sheet.

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