

June 28, 2021

Sue Pyles, PE  
Sr. Staff Engineer  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: WOODLAND GLEN 2<sup>ND</sup> PLAT PL 2020042  
STREET, STORM, MASTER DRAINAGE AND EROSION CONTROL PLAN  
RESPONSE TO COMMENTS DATED JUNE 24, 2021**

Dear Sue:

This letter is regarding comments for the above referenced project to which we have the following responses:

#### **Engineering Review - Corrections**

1. What do the hatched areas at each retaining wall represent? Clarify or remove throughout the plan set.  
**Response: Removed the hatched areas. These were only for reference for the wall design guys.**
2. The use of "masking" throughout the plan set, especially on Sheet 9, covers too much information. Please revise accordingly by removing the "masking" function.  
**Response: Cleaned up sheet 9 and other masking issues throughout the plan set.**
3. Please include a pavement typical section.  
**Response: Provided as requested.**
4. The Engineer's Estimate of Probable Construction Costs includes all of the items that the City reviews and/or inspects. In this case, it includes both the public and private storm sewer. It also includes all of the sidewalk, regardless of who is to build it. My comments on the estimate are:
  - Revise to include all storm sewer and sidewalk shown in the plans.
  - Include all items in the plans on the estimate.
  - Revise the erosion control lump sum item to be a breakdown of all of the individual erosion control components.
  - Revise the Summary of Quantities table on the cover sheet to match the estimate.**Response: Updated the Summary of Quantities and the Eng. Estimate of Probable Constr. Costs.**

#### **Traffic Review - Corrections**

1. TTC Plan shall be included and comply with City Standard Details and Specifications. The plan or notes should also address issues/commitments noted during the PDP Public Hearing(s) for phasing and routing construction related traffic.  
**Response: Provided traffic control plan.**

2. The Ward and Persels CIP will be constructed in 2024. The project will improve access management along Ward, south of the intersection. This project will require TCEs and possibly additional right of way from the subject property.

**Response: Owner is aware of these conditions.**

Please contact me if you have any additional questions or comments. If you have any further comments or questions regarding this submittal, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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/mdr  
Enclosures