



May 19, 2022

Attn: Gene Williams, PE
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: MANOR AT BAILEY FARMS 1ST PLAT – PL2021435
RESPONSE TO ENGINEERING PLAN REVIEW FOR MASS GRADING AND
EROSION AND SEDIMENT CONTROL**

This letter is regarding the above-referenced project and staff review comments dated May 11, 2022 to which we have the following responses:

Development Services Department

- 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 state below.
- Revised plans will be reviewed within three (3) business days of the date received.
Response: Acknowledged.

Engineering Review – Corrections

1. Engineer's Estimate appeared to be missing the following items: 1) construction entrances, 2) final restoration, and 3) sediment basin construction. If possible, please break out the estimate according to erosion and sediment control and mass grading covered by these plans.
Response: Estimate has been revised and provided with submittal
2. Please remove the phrase "Not for Construction".
Response: Removed

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 proper 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 Plan 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

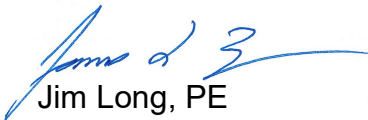
- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans- All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provide din Portable Document Format (PDF)

Response: Acknowledgement to all of the above PDF requests.

Should you have further comments or questions please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



Jim Long, PE

Sr. Project Engineer

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Attachments