

May 19, 2022

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

**RE: PL2021487 CORNERSTONE AT BAILEY FARMS 1ST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN**

This letter is regarding review comments received Friday, May 13, 2022 for the above-referenced project to which we have the following responses:

Engineering Review – Corrections

1. As discussed in an email dated May 13, 2022, our City standard detail is incorrect on curb inlets installed in the sump condition. Please change the note on the detail to include a 5 foot transition on each side of the curb inlet for the sump condition.
Response: Revised Detail STM-1 on Sheet 18.
2. Sheet 14: How will the riser be plugged at the top? Will a plate be welded internally and concrete be placed in convex manner? Please show how this will be accomplished.
Response: Added more detail on how to erect the stand-pipe in the leadered note at water quality detail in the upper left. Also called out to weld the convex top to the stand pipe. (Revised in the same manner for the Manor plans set)
3. Please refer to the previous applicant letter comment 23. I had requested which lots would require an "as-graded" plot plan on the MBOE table, but it did not appear this was completed. Please update using your best engineering judgment on which lots will require an "as-graded" plot plan prior to occupancy. This is an aid to our development technicians group who perform plot plan reviews in conjunction with the Master Drainage Plan.
Response: Added designation to the table on Sheet 3
4. Labeling for the swales shown on Sheet 4 does not appear to correspond with the naming convention shown on the table in lower right hand corner of the sheet. I am showing the existence of 1-1, E-E, F-F, G-G, and H-H, but the table shows a different naming convention. Cross sections are provided using the E, F, G, and H designation, which further confuses the issue. Please reconcile.

Response: Revised

Traffic Review

1. Please add sufficient notation showing the street name signs will be a combination of upper and lower case characters.

Response: Revised sheet accordingly. Also updated the detail sheets per comment on the Manor at Bailey Farms.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include a electronic copy of the documents as well as the required number of paper copies.

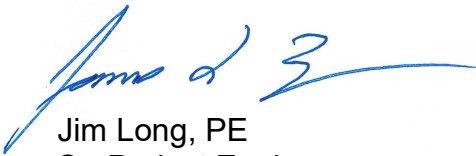
Electronic copies shall be provide din the following formats.

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

We appreciate your review. Should you have further comments, please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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Enclosures