



May 18, 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 STREETS,
STORMWATER AND MASTER DRAINAGE**

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

1. The waiver request includes a stream buffer waiver near the east/west stream bisecting the project. It would appear this waiver is being sought for work within the stream buffer to place the street crossing, and this action does not require a waiver to the stream buffer requirement. It also appears the drainage upstream of the point in question is near 40 acres. Please evaluate, and if possible, remove the stream buffer waiver request. If requesting a stream buffer waiver, it is likely a formal stream assessment shall be required based on previous expectations from the City Engineer.
Response: Removed from drainage study
2. The "Final Stormwater Management Plan" dated April 18, 2022 includes within the conclusions section a statement about the stream buffer waiver. Please see above comment because it appears no stream buffer waiver is necessary. Please evaluate and revise the report as appropriate. Please call me if any questions.
Response: Removed from drainage study

3. Water quality riser is called out with “no open top” on Sheet 36. Please specify how this will be achieved. Will a metal plate be welded internally, and concrete poured to the top in a convex fashion?
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.
4. Tactile warning (i.e., truncated domes) were missing from the ADA-accessible ramp details. Please call these out on all sheets related to intersection and ADA-accessible ramp and route details.
Response: Added call-outs to each of the plan views on Sheets 18-25. Also added a call-out on Detail GEN3A on Sheet 37
5. All Sheets related to the Grading Plan on Sheet 6 and 7: These sheets appear to show the Master Drainage Plan. Since this plan is required by Ordinance, and is used during the plot plan review process, we will need these sheets title “Master Drainage Plan” with appropriate labeling for wests or east portions of the site. Please re-title these sheets.
Response: Added designation to Sheets 5-9
6. The Master Drainage Plan did not appear to show which lots require an as-graded plot plan before occupancy. Please show which lots require the as-graded plan on Sheets 6 and 7, preferable with the table you have already presented.
Response: Added to the table.

Traffic Review – Corrections

1. Sheet 47 – Street name signs should be a mix of upper and lower case letters.
Revised Sheet (Now Sheet 48) Additionally, the detail sheet should be updated to the current standard on the City’s website.
Response: Updated the Details. Added Sheets 46 and 47 to enlarge the details.

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