



June 3, 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 – PL2021434
RESPONSE TO ENGINEERING PLAN REVIEW FOR STREETS,
STORMWATER AND MASTER DRAINAGE**

This letter is regarding the above-referenced project and staff review comments dated June 10, 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. See previous applicant letter dated May 11, 2022. No plan resubmittal was provided, so no review could be completed concerning the 7 comments provided in the letter. Please contact me if this applicant letter cannot be found.
Response: Plans were uploaded on 6/2/2022
2. Waiver request for the stream crossing was removed from the stormwater report dated May 18, 202 which is acceptable since stream crossings with roads do not require a stream buffer waiver when the road crossing. However, the existing waiver request dated Apr. 26, 2022 still contains the waiver request for the stream buffer at the road crossing. The waiver request shall be revised to exclude any discussion or evaluation of the stream crossing since this is not needed. Please revise the waiver request as appropriate, including all exhibits and report summary. Please ensure the report summary is signed and sealed.
Response: Revised, signed and sealed and included with submittal.

Traffic Review – Pending

1. Pending receipt of updated and revised plans.

Response: Submitted on 6/2/2022

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

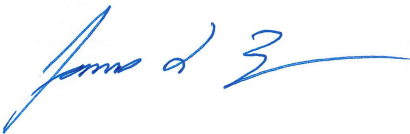
- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans- All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provide din Portable Document Format (PDF)

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.

A handwritten signature in blue ink, appearing to read "Jim Long".

Jim Long, PE
Sr. Project Engineer
Direct Dial 913-322-7146
JL@schlagelassociates.com

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Attachments