



August 1, 2025

Mike Weisenborn  
Susan Nelson  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PRSUBD20252695 – PUBLIC INFRASTRUCTURE  
CORNERSTONE AT BAILEY FARMS, SECOND PLAT  
1302 SE BAILEY FARMS PKWY, LEE'S SUMMIT, MO 64081**

This letter is regarding the above-referenced comments dated July 22, 2025, to which we have the following responses:

Traffic Review & Engineering Review – Street and Storm

1. Add a note to all of the plan sets for this project that states: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

**Response: This note has been added to the cover sheet of all four plan sets.**

2. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the city Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

**Response: The detail has been revised to match Retreat at Bailey Farms, 2<sup>nd</sup> Plat. And the bulleted items listed above have been added to Sheet 12.**

3. Verify that all needed drainage easements are depicted correctly on the Final Plat.

**Response: Revised the rear lot easement along Lots 244,0245, and Tract E to 20' due to the depth of the storm.**

4. Storm Plan (Sheet 7)

- Remove the extra call-outs that obscure plan information.
- Label storm lines

**Response:**

**Extra structure labels have been removed and storm lines have been labeled.**

5. Include the following note on any profile sheet applicable: "Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe." Show and label the limits of the compacted fill placement in the profile view using hatching for clarity.

**Response: Hatching and note for fill and compaction have been added.**

#### Engineering Review - Water

1. Please show the compacted fill hatch extending below the pipe in the fill areas of the profile.

**Response: Compacted fill hatch provided as requested.**

2. Revise hydrant spacing from Sta. 0+00 to Sta. 6+17 as this distance is too far. (Sheet 3)

**Response: Added a hydrant at STA. 2+86, on the lot line for 189 and 190.**

3. Leave the valves in place to be used on the water main at Sta. 0+00 and Sta. 5+96.49 on Line 9. (Sheet 4)

**Response: An additional hydrant has been added for better spacing, and gate valves are not called out to remain in place.**

#### Engineering Review – Sanitary

1. Sheet 2:

- Show L1 to B8 as existing on this sheet.
- Additional services appear to be proposed in this segment compared to what was originally installed (an additional service line per lot). Please show this work more clearly on this sheet and/or on Sheet 4.

**Response: L1 to B8 is now shown as existing. Existing wyes have been called out on sheet 4 notes.**

2. Sheet 3:

- The existing grade at MH B13 is shown to be greater than the top of manhole. Please reconcile.
- Compare all elevations against record drawings. Example of a discrepancy is FL IN € elevation at MH B12 was listed as 1014.41 vs what is shown on Sheet 3 of 1014.64. An invert in elevation of 1014.41 would result in a drop of only 0.07 ft.

**Response: Existing grade at B13 has been revised and all existing flowlines have been revised as needed.**

3. Sheet 4:

- The proposed grade is missing between MH L1 and MH B8. Please add.
- Clarify which service lines are existing and which services lines are proposed.
- Provide the values of those indicated by question marks for the stationing at MH B8 and L4.
- Revisit the line segment between L3 and L4 as the elevations do not match the elevations show in the plans for the Retreat at Bailey Farms Second Plat.

**Response: Proposed grade between L1 and B8 has been provide. All existing wyes are now called out in the stub notes. The requested values have been provided. L3 and L4 flowlines have been revised.**

Engineering Review – Grading

1. Provide inlet protection for the existing inlets along Silo Street.

**Response: Added inlet protection to the existing inlets on Silo Street and two on Arboretum Drive on the Pre-Construction plan sheet. Added a sheet for construction erosion control.**

Should you have additional questions/comments, please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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JL/mr

Attachments