



August 18, 2025

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 August 18, 2025, to which we have the following responses:

Engineering Review - Street and Storm

1. The City's Standard Details have been updated, please use the current versions.
Response: All city standard details have been updated to the current versions.
2. Remove the Record Drawing stamp from sheets within this plan set.
Response: The record drawing stamp has been removed as requested.
3. Remove the signature block for the City Engineer from the cover sheet.
Response: The signature block has been removed from the Cover Sheet.
4. Verify that the utility easement along Lot 245 is of adequate width for the depth of proposed Storm Line 200.
Response: Utility easement has been increased to 17.5' as noted with the Final Plat resubmittal.

Engineering Review - Water

1. The City's Standard Details have been updated, please use the current versions.
Response: All city standard details have been updated to the current versions.
2. Remove the signature block for the City Engineer from the cover sheet.
Response: The signature block has been removed from the Cover Sheet.

3. As previously requested, please leave the valves in place to be used on the water main at Sta. 0+00 and Sta. 5+96.49 on Line 9 of Sheet 4. Also, note that our requirement for the number of valves has changed to be 3 valves at tees and 4 valves at crosses.

Response: Existing valves are called out in both plan & profile to remain in-place. Future water line plans will provide the required three valves at tees and four valves at crosses.

Engineering Review – Sanitary Corrections

1. The City's Standard Details have been updated, please use the current versions.

Response: All city standard details have been updated to the current versions.

2. Remove the signature block for the City Engineer from the cover sheet.

Response: The signature block has been removed from the Cover Sheet.

Note: I added the detail we used in the first three phases of Bailey Farms for "Manhole in Paved Area" This detail is on sheet 6. If this is not wanted please let me know and we will remove it. Note that if it is wanted, we do not have it in the Retreat at Bailey Farms, 2nd Plat set of plans. We can add it if you want.

Engineer Review - Grading

1. Remove the signature block for the City Engineer from the cover sheet.

Response: The signature block has been removed from the Cover Sheet.

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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JL/mr
Attachments