

DEVELOPMENT SERVICES

Date: Wednesday, July 09, 2025

To: Schlager & Associates, PA
14920 W. 107th Street
Lenexa, KS 66215

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PRSUBD20252429

Application Type: Public Infrastructure

Application Name: Retreat at Bailey Farms 2nd Plat

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- 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 stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

No Comments

Engineering Review - Street and Storm

Reviewed By: Gene Williams, P.E.

Corrections

1. Sheet 10: a. Recommend a review of Table LS-2 under the City of Lee's Summit specifications for thickness of subgrade. It has changed for residential streets to a lesser quantity of aggregate subgrade in the event geogrid is used, and the chemically-stabilized thickness has increased. b. Ensure KCMMB mix design is called-out on this sheet, despite the note on the front cover sheet.

2. Sheet 12: a. Standard detail for storm lids has changed. Use the new standard detail.

3. Informational Comment: An itemized and sealed cost estimate is required prior to formal approval.

Engineering Review - Water

Reviewed By: Gene Williams, P.E.

Corrections

Water Utilities - Water Review

Reviewed By: Kevin York

Corrections

1. Sheet 3: Remove the hydrants at Sta. 0+85 and Sta. 4+76.71 on Line 10 but leave both valves near the hydrants on the water main.

2. Sheet 4:

- a. Remove the hydrant at Sta. 0+90 of Line 12 but leave the valve near the hydrant on the water main.

b. The water main is too shallow on sheet 4 near Sta. 4+50.

Engineering Review - Sanitary **Reviewed By: Gene Williams, P.E.** **Corrections**

Water Utilities - Sanitary Review **Reviewed By: Amanda Bagwell** **Corrections**

1. It appears the water layer has been turned off. Turn on the water line layer.

2. I assume MH L5 extra depth was a CAD error?

3. It appears Line L profile is missing storm crossings and associated distances.

Engineer Review - Grading **Reviewed By: Gene Williams, P.E.** **No Comments**

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File