



July 15, 2025

Gene Williams, P.E.
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

**RE: RETREAT AT BAILEY FARMS, 2ND PLAT – PUBLIC INFRASTRUCTURE
PRSUBD20252429
RESPONSE TO COMMENTS DATED JULY 10, 2025**

Dear Gene:

This letter is regarding the above-referenced project staff comments to which we have the following responses:

Engineering Review – Street & Storm

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.

Response: Updated Table LS-2 and the detail has been revised calling out KCMMB mix designs.

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

Response: Updated standard detail.

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

Response: A cost estimate has been provided with this resubmittal.

Engineering Review – Water

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.

Response: Callout has been revised to remove the fire hydrant and keep gate valves.

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.

Response: Callout has been revised to remove the fire hydrant and keep gate valves.

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

Response: This main has been revised to a minimum depth of 42”.

Engineering Review – Sanitary

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

Response: Water layer has been turned on for all applicable sheets.

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

Response: Correct, this has been revised.

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

Response: Storm crossings and dimensions have been provided.

Notes for Reviewers:

Storm Sewer:

Due to Storm Sewer #101 being an eccentric junction box, we replaced Detail STM-3 with San-2. And added a note to use STM-6 Storm Manhole Cover on this structure. There are no other junction boxes planned for this phase.

Sanitary Sewer:

Changed sewer stubs to 4” at the request of the developer.
Revised the location of the stubs 140-142 as they were too close to the property lines.

Water Lines:

Removed the call-out to remove the fire hydrant and valve on Ranson Rd. If there is a reason this needs to be removed that I missed then we can add the note back.

Engineering Review – Sanitary

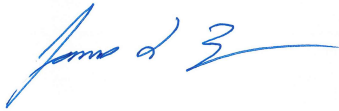
1. Please submit an Engineer's Estimate of Construction Costs. I do not see this submitted, as indicated in the response letter.

Response: A Cost Estimate is included with this submittal.

Should you need additional information, please do not hesitate to contact us. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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/mdr
Attachments