

July 31, 2025

Mike Weisenborn
Ian Trefren
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2025168 – FINAL PLAT
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:

Tentative Schedule and Electronic Plans for Re-submittal and Excise Tax
Response: Acknowledged.

Analysis of Final Plat

1. Change the following signature lines:
Tracy L. Albers – Director of Development Services
Charles E. Touzinsky III – Planning Commission Secretary

Response: The names in the Certification Block have been updated.

2. Certification Block refers to Retreat at Bailey Farms – please amend.

Response: Certification Block has been amended.

3. Please amend note pertaining to maintenance of the Tracts to indicate that the maintenance responsibilities will be pursuant to the HOA agreement recorded for the Bailey Farms HOA. Additionally, please provide a copy of said agreement that indicates that responsibility for this specific subdivision is included in the scope of responsibilities for the broader BFHOA.

Response: Note has been amended per comment.

4. What is the purpose of Tract E, exactly?

Response: It's a pocket park.

Engineering

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

Response: Widened the easement along lots 244, 245 and Tract E to 20' due to the depth of the storm.

Traffic and Fire
No Comments

GIS

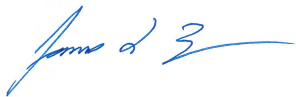
1. Please call out the Point of Beginning in the legal. It is already on the drawing.

Response: The Point of Beginning has been added to the Description.

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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

James Long, PE
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JL/mr
Attachments