



July 23, 2025

Ian Trefren
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

**RE: RETREAT AT BAILEY FARMS, 2ND PLAT – FINAL PLAT
FP2025155
RESPONSE TO COMMENTS DATED JULY 23, 2025**

Dear Ian:

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

Planning Review

1. Change planning commission secretary to "Charles E. Touzinsky, III"

Response: Revised

2. Will mark as approved with conditions, but plats will be held for signatures until CCR has been submitted for the subdivision and reviewed by staff.

Response: Acknowledged

3. With respect to the CCRs, please ensure there is language within that indicates that the Bailey Farms HOA will assume responsibility for all tracts within associated plats that will rely on the BF-HOA to maintain. This is to ensure that there is cross-compatibility between the language on the plats and the language on the CCR so that there is no misunderstanding of what tracts the HOA will be responsible for.

Response: Acknowledged

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

Sincerely,
SCHLAGEL & ASSOCIATES, P.A.

Jim Long, PE
Sr. Project Engineer
Direct 913-322-7146
jl@schlagelassociates.com

/mdr

Attachments

C:\Users\jl\OneDrive\Documents\Response to Comments - Retreat at Bailey Farms 2nd Plat Final Plat FP 2025155 - dated 7-23-2025.docx