



January 11, 2022

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

**RE: CORNERSTONE AT BAILEY FARMS, 1<sup>ST</sup> PLAT  
FINAL PLAT PL2021483**

Dear Mike:

This letter is in response to staff comments dated January 11, 2022 to which we have the following responses:

**Electronic Plans for Re-submittal, Excise Tax, and Voluntary Residential Development Surcharge**

Response: [Items under these headings are acknowledged.](#)

**Planning Review**

- 1. Please label the area in square feet for each lot, parcel, or tract.  
Response: [The lot and tract areas are provided in a table on the plat.](#)
- 2. Please label each lot, parcel or tract with its street number.  
Response: [Street numbers have been added for all Lots and Tracts.](#)
- 3. Please include the directional prefix, SE, with the street name labels.  
Response: [The SE prefix has been added to the street names.](#)
- 4. Duplex developments require sidewalks on both sides of the street. Please show the required sidewalk adjacent to lots 15-32.  
Response: [Sidewalks have been added to the fronts of Los 15-32.](#)
- 5. During the PDP process, various modifications were grant to the minimum lot requirements (lot width, lot area & side yard setback). These modifications were granted to specific lot numbers and as such the lot numbers on the final plats must be constant with the approved preliminary plat lot numbers.  
Response: [At the county plats are required to have lots recorded in consecutive order. We have added the modifications granted to the face of this plat with their respective lot #s.](#)

## Engineering Review

1. Sidewalk is shown extending around the entire cul de sac bulb on the west side of Cronin St. Normal procedure for a local residential street which Cronin St is classified, is to extend the sidewalk on one (1) side of the cul de sac bulb, and enter at a straight angle or 90 degree angle into the cul de sac bulb. In other words, show the sidewalk on south side of Cronin, and enter the cul de sac bulb at a straight or ninety degree angle near Lot 7. In these instances, there is no need for a "receiver ramp" for the ADA-accessible ramp, but rather, entry into the cul de sac bulb is desired by the City with no "receiver ramp". City staff can provide an example if requested.

Response: Sidewalk has been removed around the cul de sac bulb.

2. Sidewalk appears to be missing along the collector street "Bailey Farms Pkwy.". Was this previously shown on "The Manor at Bailey Farms 1<sup>st</sup> Plat"?

Response: Yes, the sidewalk along SE Bailey Farms PKWY is in the Manor First phase.

3. Stream buffers along with dimensions were missing on the plat. This includes the stream buffer to the west, and the stream buffer to the south along Tract c, The Manor at Bailey Farms 1<sup>st</sup> Plat.

Response: The stream buffer easement within this plat is shown, dimensioned and dedication verbiage added.

4. Stream buffer language was missing on the plat. The City has standard language to be included on the plat as directed by our Law Department which should be used to define the stream buffer shown in graphic format on the plat.

Response: The stream buffer easement verbiage has been added under dedications.

5. Detention basin language shown on the plat does not match what is required by our Law Department. Please use our standard template to define the detention basins contained within common area tracts..

Response: Verbiage for detention facilities has been added under restrictions.

6. Note on plat concerning sidewalk construction shall be revised to include all ADA-accessible ramps. Developer shall be responsible for all ramp construction in addition to the features described in the sidewalk note.

Response: ADA-accessible ramps have been added to the sidewalk note.

## Traffic/GIS/Fire Review

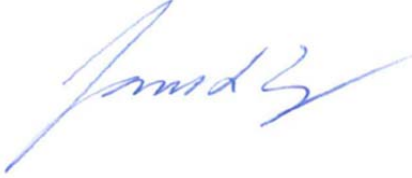
1. No Comments.

Response: thank you for your review.

If you have additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read "Jim Long", with a stylized flourish at the end.

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/mr  
Enclosure