

November 18, 2024

Mike Weisenborn, Project Manager
City of Lee's Summit
Attn: Gene Williams, PE
220 SE Green St
Lee's Summit, MO 64063

**RE: THE RETREAT AT BAILEY FARMS, 1ST PLAT FINAL PLAT
PL2022048**

Dear Mike:

This letter is regarding the above referenced project and staff comments dated February 25, 2022 to which we have the following responses:

Electronic Plans for Re-submittal
Acknowledged

Excise Tax
Acknowledged

Voluntary Residential Development Surcharge
Acknowledged

Analysis of Final Plat - Planning

1. Please include the lot numbers in the plat title and update throughout the plat as needed..
Response: Revised
2. Please update the "Requested Modifications" note to say "Approved Modifications (ord. #9190)".
Response: Revised
3. During the PDP, modifications were granted to specific lot numbers. As such, the proposed lot numbers must remain consistent with the lot number shown on the preliminary plat.
Response: Revised

Engineering Review

1. Drainage note on plat shall be revised to “The Retreat at Bailey Farms, 1st Plat.”
Response: Revised
2. Detention basin note is incorrect according to our standard template. However, there are no detention basins within the boundary of this plat. Please remove the note.
Response: Removed
3. Flood zone analysis note is missing. Please see Planning comment related to specific language required for the flood zone analysis and note that was missing from the plat.
Response: Revised
4. Sidewalk shown along cul-de-sac does not match what is shown in the engineering plans. You are showing the entire cul-de-sac bulb being constructed with sidewalk, which is allowed in this instance to avoid a mid-block crossing and interference with a driveway in the future. Please revise in accordance with the engineering plans.
Response: Revised
5. Although this comment is not related to the plat in question, please ensure sidewalk and ADA-accessible ramp construction is shown along Bailey Farm Pkwy, for in the construction plans for “The Manor at Bailey Farms 1st Plat”. The reason is these areas along Bailey Farm Pkwy. Are “off-plat”, and therefore shall be constructed with the Bailey Farm Pkwy. Improvements the entire length.
Response: Sidewalks and ramps are included in the Manor set of plans.
6. Additional rear yard easements to the north of Windbreak Dr. are required for the new underground storm lines described in the Feb. 25, 2022 comment letter concerning the Street, Stormwater, and Master Drainage Plan.
Response: The storm sewer has been removed from the plans. Therefore, the easement was eliminated.
7. Underground routing of stormwater appears warranted along Ranson Rd. Please see comments within the engineering review comment letter dated Feb. 25, 2022 for specific information. Ensure easement is shown for this work, and shown on the plans.
Response: Storm sewer has been proved accordingly.

GIS Review


1. According to the street naming policy, Vantage Point Drive exceeds the character limit (12), and also uses a suffix as part of the street name (Point). Planning should review the validity of this street name
Response: We changed the name to Vantage Drive.

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Should you have any further comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'James Long', written in a cursive style.

James Long, PE
Sr. Project Engineer
Direct 913-322-7146
JL@schlagelassociates.com

/mr
Attachments