



November 18, 2024

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

RE: PL2021431 – MANOR AT BAILEY FARM 1ST PLAT FINAL PLAT

Dear Mike:

This letter is regarding staff comments dated Tuesday, February 20, 2024 to which we have the following responses:

Electronic Plans for Re-submittal
Acknowledged.

Excise Tax
Acknowledged.

Planning Review:

1. Please label the area in square feet for each lot, parcel, or tract.
Response: revised. On Sheet 2
2. Please label each lot, parcel or tract with its respective street number.
Response: revised. On Sheet 1
3. Sidewalks are required on both sides of SE Bailey Farms PKWY. Please update the plans accordingly.
Response: Added to plat.
4. Please show the required sidewalks on sheet No. 2 of 2.
Response: Added to Sheet 2

5. Access to individual lots shall not be allowed from an arterial or collector street when access from a local or access street is available. Please add a note to lots #15 & #25 shall not have direct vehicular access to SE Bailey Farms PKWY.

Response: Limited Access has been added to the lots.

Engineering Review:

1. Stream buffers shall be shown on the plat in graphic format, along with dimensions. Please refer to the approved Preliminary Plat for information regarding this requirement.
2. Stream buffer notes were missing from the plat. Legal staff has prepared language for the plat and shall be used to define the term "stream buffer" and the associated stream buffer easement.

Response: Stream buffer is called out.

Response: Stream buffer easement verbiage has been added to Sheet 2

3. Detention basin notes were not in accordance with the standard language prepared by the City's legal staff. Egal staff has prepared standard language for plats with detention basins owned and maintained by a homeowners or property owners association. Please use this language to define the detention basin area and associated maintenance schedule.

Response: Detention basin verbiage has been revised on Sheet 2

4. An easement is shown within Tract C with a length of 200 feet and near the southwest corner of Tract C. This easement appears to drainage the detention basin and is not needed or desired by the City since this is a private detention basin.

Response: Removed

Traffic Review:

1. SE Bailey Farms Parkway is classified as a residential collector. Sidewalks are required on both sides.

Response: Revised

GIS Review:

1. Not necessarily a correction, but the 3 curves just southeast of Bailey Rd (between Line 12 and 13) all say in the legal "to a point of reverse curvature," and the directions of curves are LEFT/LEFT/RIGHT respectively. I am just wanting to confirm that these directions in the legal are correct, as I can't confirm using the drawing (too subtle).

Response: Revised

If you need any additional information, please let me know.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

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

Jim Long, PE
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/mr
Enclosures