

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, July 22, 2025

To:

Web Registered User: Schlager & Associates, PA Email: comments@schlagerassociates.com

Applicant: Summit Homes

Email: permitting@summithomeskc.com

Email Contact: Travis Ruf

Email: travis@summithomeskc.com

Engineer/Surveyor: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Review Contact: JIM LONG

Email: JL@SCHLAGELASSOCIATES.COM

From: Ian Trefren, Planner

Re:

Application Number: PL2025168

Application Type: Final Plat

Application Name: CORNERSTONE AT BAILEY FARMS, SECOND PLAT

Location: 1302 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, August 05, 2025. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

Planning Review	Ian Trefren (816) 969-1605	Planner ian.Trefren@cityofls.net	Corrections
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1. Change the following signature lines:

[Tracy L. Albers - Director of Development Services]

[Charles E. Touzinsky III - Planning Commission Secretary]

2. Certification block refers to 'Retreat at Bailey Farms' - please amend.

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.

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

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Verify that all needed drainage easements are depicted correctly on the Final Plat.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please call out the POINT OF BEGINNING in the legal. It is already on the drawing.

Fire Review	Jim Eden	Assistant Chief	No Comments
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