



August 20, 2025

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

**RE: PL2025168 – FINAL PLAT  
CORNERSTONE AT BAILEY FARMS, SECOND PLAT  
1302 SE BAILEY FARMS PKWY, LEE'S SUMMIT, MO 64081**

This letter is regarding the above-referenced comments dated August 19, 2025 to which we have the following responses:

**Tentative Schedule**

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

**Response: submittal date is before the comments were dated and received August 19, 2025.**

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.

**Response: Acknowledged.**

**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).

**Response: Acknowledged.**

**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.

**Response: Understood.**

**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](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

**Response: Acknowledged.**

**Analysis of Final Plat:**  
**Engineering Review**

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

**Response: Acknowledged.**

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

**Response: Acknowledged.**

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Section 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

**Response: Acknowledged.**

4. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

**Response: Acknowledged.**

5. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

**Response: Note is included on the plat in the restrictions section.**

Should you have additional questions/comments, please contact me. Thank you.

Sincerely,  
SCHLAGEL & ASSOCIATES, P.A.



James Long, PE  
Sr. Project Engineer  
Direct 913-322-7146  
[JL@schlagelassociates.com](mailto:JL@schlagelassociates.com)  
JL/mr  
Attachments