

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, October 19, 2021

To:

Property Owner: CLAYTON PROPERTIES Email:
GROUP INC

Applicant: CLAYTON PROPERTIES GROUP Email:
INC

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

From: Shannon McGuire, Planner

Re:

Application Number: PL2021387

Application Type: Minor Plat

Application Name: Bailey Farms Tract ZZ

Location: 1300 SE RANSON RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

All Planning applicaiton and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Review Status:

DEVELOPMENT SERVICES

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Tracts cannot be established by minor plat. Please relabel this as a lot and update throughout the plat accordingly.
2. Please label the lot with the address, 1300 SE Ranson RD.
3. As this is a minor plat the city certification statement should read as follows; "This is to certify that the plat of "Plat Title" was duly approved by the City of Lee's Summit, pursuant to Chapter 33, of the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances. This _____ day of _____, 2021."
4. For the City signatures please remove Mayor's signature block, update the Planning Commission Sectary to reflect Cynda Rader and the county signature block should read "Jackson County Assessor Office".
5. Please show the required sidewalks along SE Baily Rd and SE Ranson Rd.
6. Please include the required sidewalks in the dedication statement.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Master Drainage Plan note should be revised since the Bailey Farm development has not yet occurred. Is this tract going to be part of the Bailey Farm future residential subdivision? If not, then note shall be revised since we would not necessarily require a Master Drainage Plan for one (1) lot or tract.
2. Sidewalks and general concept drawing of the ADA-accessible ramps shall be shown on the plat.

GIS Review	Kathy Kraemer	GIS Technician	Corrections
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DEVELOPMENT SERVICES

(816) 969-1277

Kathy.Kraemer@cityofls.net

1. Relabel Point of Commencement to "point of beginning", to match the legal description.