

December 8, 2021

City of Lee's Summit
Attn: Shannon McGuire, Planner
220 SE Green Street
Lee's Summit, Missouri 64063

**RE: BAILEY FARMS TRACT ZZ – PL2021387 MINOR PLAT
1300 SE RANSON RD, LEE'S SUMMIT, MO 64081**

Dear Shannon:

This letter is responding to staff comments dated October 19, 2021 to which we have the following comments:

Planning Review

1. Tracts cannot be established by minor plat. Please relabel this as a lot and update throughout the plat accordingly.

Response: [Revised Tract to Lot.](#)

2. Please label the lot with the address, 1300 SE Ranson RD.

Response: [Address added.](#)

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."

Response: [Revised.](#)

4. For the city signatures please remove Mayor's signature block, update the Planning Commission Secretary to reflect Cynda Rader and the county signature block should read "Jackson County Assessor Office".

Response: [Revised.](#)

5. Please show the required sidewalks along SE Baily Rd and SE Ranson Rd.

Response: [10' sidewalks and ramp shown.](#)

6. Please include the required sidewalks in the dedication statement.

Response: [Dedication has been added for sidewalk easements.](#)

Engineering Review

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.

Response: [The Drainage Plan Note has been removed.](#)

2. Sidewalks and general concept drawing of the ADA-accessible ramps shall be shown on the plat.

Response: [10' sidewalks and ramp shown](#)

GIS Review

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

Response: [Revised description to exclude existing right-of-way.](#)

If you have additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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Enclosure