
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, January 11, 2022

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

Applicant: CLAYTON PROPERTIES GROUP, INC Email: RHONDA@SCHKC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021483

Application Type: Final Plat

Application Name: Cornerstone At Bailey Farms, 1st Plat

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

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

All Planning application and development engineering plan resubmittals shall be 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 multi-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 storm and traffic, shall be provided in 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.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the area in square feet for each lot, parcel, or tract.
2. Please label each lot, parcel, or tract with its street number.
3. Please include the directional prefix, SE, with the street name labels.
4. Duplex developments require sidewalks on both sides of the street. Please show the required sidewalk adjacent to lots 15-32.
5. During the PDP process, various modifications were grant to the minimum lot requirements (lot width, lot area & side yard setback). These modifications were granted to specific lot numbers and as such the lot numbers on the final plats must be constant with the approved preliminary plat lot numbers.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sidewalk is shown extending around the entire cul-de-sac bulb on the west side of Cronin St. Normal procedure for a local residential street which Cronin St. is classified, is to extend the sidewalk on one (1) side of the cul-de-sac bulb, and enter at a straight angle or 90 degree angle into the cul-de-sac bulb. In other words, show the sidewalk on south side of Cronin, and enter the cul-de-sac bulb at a straight or ninety degree angle near Lot 7. In these instances, there is no need for a "receiver ramp" for the ADA-accessible ramp, but rather, entry into the cul-de-sac bulb is desired by the City with no "receiver ramp". City staff can provide an example if requested.
2. Sidewalk appears to be missing along the collector steet "Bailey Farms Pkwy.". Was this previously shown on 'The Manor at Bailey Farms 1st Plat'?
3. Stream buffers along with dimensions were missing on the plat. This includes the stream buffer to the west, and the stream buffer to the south along Tract C, The Manor at Bailey Farms 1st Plat.

4. Stream buffer language was missing on the plat. The City has standard language to be included on the plat as directed by our Law Department which should be used to define the stream buffer shown in graphic format on the plat.

5. Detention basin language shown on the plat does not match what is required by our Law Dept. Please use our standard template to define the detention basins contained within common area tracts.

6. Note on plat concerning sidewalk construction shall be revised to include all ADA-accessible ramps. Developer shall be responsible for all ramp construction in addition to the features described in the sidewalk note.

Traffic Review	Brad Cooley	Brad.Cooley@cityofls.net	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments