
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Tuesday, January 25, 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

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	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. There appear to be two (2) different stormwater detention facility notes shown in the upper right hand corner. Recommend removing the redundant version of the note since it does not follow the City-provided template. Also, ensure the name of the entity is "Homes Association" in the first note as this appears not to be a normal name of a POA. Was this intended to read "Homeowner's Association"? "Property Owners Association"?

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