

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, February 25, 2022

To:

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

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022048

Application Type: Final Plat

Application Name: Retreat at Bailey Farms, First Plat

Location: 1400 SE RANSON RD, LEES SUMMIT, MO 64081

Tentative Schedule

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 include the lot numbers in the plat title and update throughout the plat as needed.
2. Please update the "Requested Modifications" note to say "Approved Modifications (Ord.# 9190)".
3. During the PDP, modifications were granted to specific lot numbers. As such, the proposed lot numbers must remain consistent with the lot number shown on the preliminary plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Drainage note on plat shall be revised to "The Retreat at Bailey Farms, 1st Plat".
2. Detention basin note is incorrect according to our standard template. However, there are no detention basins within the boundary of this plat. Please remove the note.
3. Flood zone analysis note is missing. Please see Planning comment related to specific language required for the flood zone analysis and note that was missing from the plat.
4. Sidewalk shown along cul-de-sac does not match what is shown in the engineering plans. You are showing the entire cul-de-sac bulb being constructed with sidewalk, which is allowed in this instance to avoid a mid-block crossing and interference with a driveway in the future. Please revise in accordance with the engineering plans.
5. Although this comment is not related to the plat in question, please ensure sidewalk and ADA-accessible ramp construction is shown along Bailey Farm Pkwy. for in the construction plans for "The Manor at Bailey Farms 1st Plat". The reason is these areas along Bailey Farm Pkwy. are "off-plat", and therefore shall be constructed with the Bailey Farm Pkwy. improvements the entire length.

6. Additional rear yard easements to the north of Windbreak Dr. are required for the new underground storm lines described in the Feb. 25, 2022 comment letter concerning the Street, Stormwater, and Master Drainage Plan.

7. Underground routing of stormwater appears warranted along Ranson Rd. Please see comments within the engineering review comment letter dated Feb. 25, 2022 for specific information. Ensure easement is shown for this work, and shown on the plans.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. According to the street naming policy, Vantage Point Drive exceeds the character limit (12), and also uses a suffix as part of the street name (Point). Planning should review the validity of this street name.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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