

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, February 20, 2024

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Applicant: CLAYTON PROPERTIES GROUP, INC Email:

Engineer/Surveyor: SCHLAGEL & ASSOCIATES Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021431

Application Type: Final Plat

Application Name: Manor at Bailey Farm 1st Plat

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

Tentative Schedule

Submit revised plans by 4pm on Monday, December 06, 2021. Revised documents shall be uploaded to the application through the online portal.

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 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.

Analysis of Final Plat:

Planning Review	Shannon McGuire	Senior Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please label the area in square feet for each lot, parcel, or tract.
2. Please label each lot, parcel, or tract with its respective street number.
3. Sidewalks are required on both sides of SE Bailey Farms PKWY. Please update the plans accordingly.
4. Please show the required sidewalks on sheet No. 2 of 2.
5. Access to individual lots shall not be allowed from an arterial or collector street when access from a local or access street is available. Please add a not to lots #15 & #25 shall not have direct vehicular access to SE Bailey Farms PKWY.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. Stream buffers shall be shown on the plat in graphic format, along with dimensions. Please refer to the approved Preliminary Plat for information regarding this requirement.
2. Stream buffer notes were missing from the plat. Legal staff has prepared language for the plat, and shall be used to define the term "stream buffer" and the associated stream buffer easement.
3. Detention basin notes were not in accordance with the standard language prepared by the City's legal staff. Legal staff has prepared standard language for plats with detention basins owned and maintained by a homeowners or property owners association. Please use this language to define the detention basin area and associated maintenance schedule.
4. An easement is shown within Tract C with a length of 200 feet and near the southwest corner of Tract C. This easement appears to drain the detention basin, and is not needed or desired by the City since this is a private detention basin.

Traffic Review	Michael Park	City Traffic Engineer	Corrections
	(816) 969-1820	Michael.Park@cityofls.net	

1. SE Bailey Farms Parkway is classified as a residential collector. Sidewalks are required on both sides.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Not necessarily a correction, but the 3 curves just southeast of Bailey Rd (between Line 12 and 13) all say in the legal "to a point of reverse curvature," and the directions of curves are LEFT/LEFT/RIGHT respectively. I am just wanting to confirm that these directions in the legal are correct, as I can't confirm using the drawing (too subtle).

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