

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, December 04, 2024

To:

Applicant: CLAYTON PROPERTIES GROUP, INC Email: BREANNA@SUMMITHOMESKC.COM

Engineer/Surveyor: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

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	Ian Trefren	Planner	Approved with Conditions
	(816) 969-1605	Ian.Trefren@cityofls.net	

1. Address and lot numbers overlap for Lots 57 and 58. Please correct before mylars
2. Replace "Joshua Johnson, AICP" with "Aimee Nassif, Interim Director of Development Services" for signature line

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

1. Missing stream buffer easement on Sheet 2 of 2. Show stream buffer easement on Sheet 2 of 2. Correction required.

GIS Review	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

Traffic Review	Erin Ralovo		Corrections
		Erin.Ravolo@cityofls.net	

1. Sidewalks should extend on both sides of Baley Farms Parkway all the way to Cape Drive.

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