



June 5, 2025

Mike Weisenborn, Project Manager  
City of Lee's Summit  
220 SE. Green St.  
Lee's Summit, MO 64063

**Application Number:** PL2025072  
**Application Type:** Commercial Final Development Plan  
**Application Name:** Bailey Farm Amenity Center

This letter is in response to Staff Comments dated April 15, 2025 to which we have the following responses:

### **Electronic Plans for Resubmittal**

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 multipage 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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

**Response: Noted**

### **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.

**Response: Noted**

### **Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Response: Noted**

### **Required Corrections:**

Planning Review	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Freestanding pole lights need to have information on base height and pole height. I can see these are manufacturer spec 15' poles, but need confirmation of final height of both. Provide this for the lights around the pool as well.

**Response: Plan has been revised to more clearly show the pole heights.**

2. Maximum wattage of parking lot light fixtures in residential areas is limited to 175w/head

**Response: Noted and revised.**

3. Parking lot lighting must be reduced by 50% within 60 minutes of close of business. This can be achieved through either dimming the lights to 50% luminosity, or turning off half of the lights. Please include a note or amend as needed to accommodate this.

**Response: Added this note to Sheet C2.0 – Site Plan**

4. Confirm there are no wall-mounted exterior lights, lighting around the playground or pickleball court, and lighting along the trails. If there is lighting, please provide details on these proposed lights as applicable and amend the photometric plan to match.

**Response: No lighting as described above is planned.**

5. The Ulmus Parvifolia is considered an invasive species per the Missouri Department of Natural Resources. Please replace this with another planting.

**Response: Landscape plan has been revised.**

**Engineering Review**

Gene Williams, P.E.  
(816) 969-1223

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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1. Sheet 7: Gutter buddy geometry for "on-grade" curb inlets does not reflect the standard details. Placement of gutter buddies in this fashion will prevent the curb inlet from receiving stormwater and may lead to flooding. Show the general geometry of the gutter buddies at "on-grade" curb inlets. Correction required.

**Response: Sheet C4.0 Erosion control plan has been revised.**

2. Sheet 10: Show copper line from the public 8 inch water main to a point ten (10) feet from the meter. Correction required.

**Response: Revised Sheet C5.0 Utility Plan**

3. Sheet 12: KCMMB asphaltic concrete mix cannot be less than 2 inches thick. Therefore, revise the surface course to 2 inches, and reduce the remainder by one half inch. Correction required.

**Response: Revised as recommended.**

4. Show the subgrade design extending a minimum of 1 foot beyond the back of curb. This can be in the form of a revised curb and gutter standard detail, or a new detail showing the extension. Correction required.

**Response: Added a curb compaction detail to Sheet C7.1 City Standard Details**

5. A minimum 8 inch thick KCMMB PCC concrete section is required at all commercial entrances and shall extend from the sawcut of the public street to the right of way line. Correction required.

**Response: Entrances were installed with Manor at Bailey Farms plans.**

6. ADA-accessible ramp details were missing at the commercial entrances. Detailed callouts shall be provided, including elevation callouts, slope callouts not to exceed 7.5% longitudinal and 1.5% cross-slope, and dimensional callouts from the truncated domes to the back of curb not to exceed 5.0 feet. Correction required.

**Response: Ramps were installed with Manor at Bailey Farms plans.**

7. ADA-accessible route details were missing across the commercial entrances. A minimum 5 foot wide ADA-accessible route shall be established across all commercial entrances, and shall not exceed 1.5% cross-slope, and shall be a minimum of 5.0 feet width. Correction required.

**Response: Ramps were installed with Manor at Bailey Farms plans.**

8. Turning spaces shall be detailed on the sidewalk plan where the public sidewalk is connected to the interior sidewalk. The turning space shall be flat (i.e., defined as no greater than 1.5% slope in any direction, including the diagonal direction). Correction required.

**Response: Plan has been revised. Detailed on Sheet**

9. Sheet 2: Parking lot light is shown within a public easement. Move the parking lot light outside the limit of the public easement. Correction required.

**Response: Light has been relocated**

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Maximum ramp slope allowed is 5%. Sidewalk ramp at center of the lot exceeds this allowance.

**Response: Comment resolved with email from Erin Ralovo dated 4/23/2025**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

**Response: Noted**

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. This review is for site only. Architectural submittal will be reviewed under building permit.

**Response: Noted**

2. Water piping from main to 10' past meter must be 2" copper.

**Response: Revised Sheet C5.0 Utility Plan**