



June 23, 2025

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

RE: PL2025072

**Commercial Final Development Plan
Bailey Farm Amenity Center**

This letter is in response to Staff Comments dated June 16, 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:

Approved: See below for any conditions of approval.

Response: Noted

Required Corrections:**Planning Review**

1. Freestanding pole lights within 100' of a residential property line must be 15' tall or shorter measured from grade (inclusive of any concrete base). Please revise or note as needed.

Response: Detail has been added to the photometric plan.

Engineering

1. Provide an itemized and sealed cost estimate for the sitework. Fees will be calculated based on the accepted cost estimate.

Response: Included with submittal

Traffic Review

1. No Comment

Response: N/A

Fire Review

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

Building Codes Review


1. This review is for site only. Architectural submittal will be reviewed under building permit.

Response: Noted

Should you have additional comments/questions, please do not hesitate to contact me. Thank you for your review of this project.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.


Jim Long, PE
Sr. Project Engineer
Direct 913-322-7146
JL@schlagelassociates.com

JL/mr
Attachments