



PLANNING AND DEVELOPMENT

Final Plat Applicant's Letter

Date: Friday, May 15, 2015

To:

Applicant: TOWNSEND SUMMIT LLC

(410) 321-1901

Property Owner: TOWNSEND SUMMIT
LLC

(410) 321-1901

Other: BHC RHODES

(913) 663-1633

Engineer: THH INC

(573) 814-1128

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015035

Application Type: Final Plat

Application Name: SUMMIT INNOVATION CENTER - PLAT 1

Location: 701 NW WARD RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, June 02, 2015 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Applicant Meeting 05/20/2015 12:00 AM 09:00 AM:

05/20/2015 12:00 AM

Planning Commission Meeting 06/09/2015 12:00 AM 05:00 PM:

06/09/2015 12:00 AM

City Council Ordinance 06/18/2015 12:00 AM 06:15 PM:

06/18/2015 12:00 AM

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.

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 Permitting and Plan Review Division of the Codes Administration Department at 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 Planning and Development and the Codes Administration departments. 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	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Plat Title. Correct the plat title in the title block and dedication paragraph to read: Summit Innovation Center, 1st Plat, Lots 1-7.
2. Easements Paragraph. Use the standard easements paragraph as shown on the sample on page 13 of Article 16 in the Unified Development Ordinance (UDO).
3. Certification Paragraph. Use the final plat certification paragraph language as shown on the sample on page 13 of Article 16 in the UDO.
4. City Signature Blocks. Change the City Engineer from "Dena E. Mezger, P.E." to "George M. Binger III, P.E.". Add the signature block for the Planning Commission Secretary, "Fred DeMoro". In addition, anytime a plat consists of more than one sheet the certifications for city approval are required to be repeated on each sheet in approximately the same location on each sheet.
5. Label and dimension setbacks.
6. Add the directional prefix "NW" to "Tudor Road".
7. There is a dashed line that crosses Lots 2 and 4 on Sheet 3 of 4. Is this the old lot line? Please label accordingly or remove as needed.
8. Street Name. Is it Innovation Drive or Innovation Parkway? The preliminary development plan showed it as Innovation Drive, but the final plat shows it as Innovation Parkway.
9. Addresses. Address the Lots as follows:
Lot 1 1151 NW Ward Road
Lot 2 1131 NW Innovation Parkway
Lot 3 1201 NW Innovation Parkway
Lot 4 1100 NW Innovation Parkway
Lot 5 1050 NW Innovation Parkway
Lot 6 1101 NW Innovation Parkway
10. Remove the common area dedication language on Sheet 1. No common area tracts are being dedicated as part of this plat.
11. Sidewalks. Add a 5' sidewalk along the entire Chipman Road frontage of Lot 7. Add a 10' multi-use trail along the east side of the plat's entire frontage along Ward Road. Add a 5' sidewalk on both sides of Innovation Parkway.

12. Shared access easements are needed for the shared driveways serving Lots 4 & 5 and Lots 2 & 3.

13. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please change the signature block for the City Engineer to George M. Binger III, P.E., City Engineer.
2. Please provide a note stating whether abandoned oil or gas wells exist on the property. The City has in its possession a report entitled "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit Missouri" by Edward Alton May, Jr., P.E., dated 1995 which may be examined during normal business hours in the Development Center. Alternatively, the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS) maintains an online database with the same information. Please be aware that a statement such as "...there is no visible evidence of abandoned oil and gas wells on the property" will not be sufficient.
3. An overview plan of the sanitary sewers, stormwater lines and structures, and water lines was not provided with the engineering plans. It was difficult to determine whether the proposed easements were sufficient to fully-contain these infrastructure elements. It is for this reason that minor comments may be forthcoming along with the engineering plan comments which relate to the plat. These engineering plan comments will be submitted to you by May 26, 2015.
4. Are there any easements which need to be vacated due to realignment of the sanitary sewer? If so, please note these on the plat as "to be vacated by separate document". If new easements are needed for the realigned sanitary sewer, please show their locations on the plat.
5. It did not appear that sidewalk was shown on the plat. Please show the locations of sidewalk along both sides of Innovation Parkway, both sides of Tudor Rd., and the east side of Ward Rd. Sidewalk width should be specified as five (5) feet. Please show the locations of all ADA-accessible ramps.
6. Sheet 2 of 4: Please label the easement along the northwest property line of Lot 2.
7. Sheet 1 of 4: Please change the Drainage Note as follows: "The individual lot owners shall not change or obstruct the drainage flow paths on the lots, unless specific application is made and approved by the City Engineer." A Master Drainage Plan is not required for this development, and hence the need to remove the reference to a Master Drainage Plan.
8. Sheet 1 of 4; Please provide a note for the detention basin tract stating that "...detention area not part of this plat", or similar language.
9. Sheet 1 of 4: Common Area note is confusing. Are there any Common Areas on this plat?

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

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
