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## PLANNING AND DEVELOPMENT

### Final Plat Applicant's Letter

**Date:** Monday, June 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

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#### Tentative Schedule

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

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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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**Analysis of Final Plat:**

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | No Comments |
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| <b>Planning Review</b> | Christina Stanton<br>(816) 969-1607 | Senior Planner<br>Christina.Stanton@cityofls.net | Corrections |
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1. A 5-foot sidewalk shall be required along the north side of NW Chipman Road.
2. A 10-foot multi-use trail shall be required along the east side of NW Ward Road.
3. Add, label and dimension setbacks for the lots based upon CP-2 standard setbacks.
4. On all sheets and within the signature block, add the initials "MMC" to the end of the City Clerk's name. The signature block shall read: "Denise R. Chisum, MMC" (with the existing title as shown "City Clerk").
5. Correct the Planning Commission Secretary to "Fred DeMoro".
6. Correct the title for Robert G. McKay, AICP to "Director of Planning & Codes Administration".
7. Add "and Tract A" to the plat title in the certification paragraph.
8. Add the common area dedication paragraph language since there is a tract.
9. Add the address 701 NW Ward Road to lot 7.
10. Add the address 330 NW Tudor Road to Tract A.

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| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1812 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Corrections |
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

4. A Land Disturbance Permit shall be obtained from the Public Works Department prior to any ground-breaking activities.
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
6. It is impossible to determine whether the proposed easements shown on the final plat are sufficient to fully-contain the sanitary and water lines because the engineering plans did not show the proposed easements. My suspicion is that the water lines are too close to the edge of the easement to allow for future maintenance, while the sanitary is probably ok. Therefore additional easements may be required prior to engineering plan approval.
7. The drainage easement shown at the end of the main storm sewer trunk line is shown as twenty (20) feet. It will need to be widened to sixty (60) feet based on the depth and width of the pipe.
8. There is an extraneous easement that we do not need or want extending from the “curve” in Innovation Parkway to the end of the pipe. This is not needed. It is described as “C/L 20’ D/E S58 degrees 31 minutes, 09 seconds West 94.33”.

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| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments |
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