

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 01, 2016

**To:**

**Applicant:** TOWNSEND SUMMIT LLC      steve@townsendcapital.com      (410) 321-1901

**Property Owner:** TOWNSEND SUMMIT LLC      steve@townsendcapital.com      (410) 321-1901

**Engineer:** ANDERSON SURVEY CO      bob@andersonsurvey.com      (816) 246-0502

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2016120

**Application Type:** Final Plat

**Application Name:** SUMMIT ORCHARD, 1ST PLAT

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

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**Tentative Schedule**

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

Planning Commission Meeting 08/09/2016 05:00 PM:      **08/09/2016 12:00 AM**

City Council Ordinance 08/18/2016 06:15 PM:      **08/18/2016 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.

**Electronic Plans for Re-submittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.

- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

## **Excise Tax**

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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 Planning and Codes Administration Department at 816-969-1200.

## **Voluntary Residential Development Surcharge**

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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 Codes Administration Department. 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).

## **Analysis of Final Plat:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. 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.
2. Correct the Mayor's name, on all sheets, to read: Randall L. Rhoads.
3. Remove easement notes from plat.
4. Remove "Zoning District: CP-2", under building lines.
5. Add "Lots 1-4 & Tract A" to the plat title in the title block, dedication and the certification paragraphs.
6. Per Section 16.140.B.18.c of the UDO: "...If the plat consists of more than one sheet, the certifications for the City approval shall be repeated on each sheet in approximately the same location on each sheet."
7. Add the following addresses:  
 Lot 1 981 NW Ward Road  
 Lot 2 837 NW Donovan Road  
 Lot 3 801 NW Donovan Road  
 Lot 4 800 NW Donovan Road  
 Tract A 298 NW Chipman Road

8. Sidewalks. No sidewalks are shown. Sidewalks are required on both sides of NW Donovan Road (per Section 16.280 of the UDO). In addition, the ordinance that approved the preliminary development plan (Ord. #7885) listed conditions #7 and #8 pertaining to sidewalks. A copy of said ordinance is attached for your convenience.

9. Label the right-of-way centerlines for NW Ward Road, NW Tudor Road, NW Chipman Road.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It does not appear that the drainage easement shown along the south portion of Lot 4 (i.e., called-out as a 15 foot wide drainage easement) is needed. Is this an open ditch? If so, then the property owner would be responsible for maintenance.

2. Additional comments concerning easement locations may be forthcoming based on a review of the recently-submitted street, stormwater, sanitary and water line plans. Comments on these separate plans will be completed no later than July 13, 2016.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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