

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, March 07, 2017

**To:**

**Property Owner:** ALDERSGATE METHODIST  
CHURCH

Email:  
Fax #: <NO FAX NUMBER>

**Property Owner:** ARVEST BANK

Email:  
Fax #: <NO FAX NUMBER>

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM  
Fax #: (816) 623-9849

**Property Owner:** SUMMIT CUSTOM HOMES LLC

Email: David@summitcustomhomeskc.com  
Fax #: <NO FAX NUMBER>

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2017034

**Application Type:** Final Plat

**Application Name:** Aldersgate Methodist Church

**Location:** 360 SW M 150 HWY, LEES SUMMIT, MO 64082  
350 SW M 150 HWY, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, March 21, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Planning Commission Meeting: April 11, 2017 at 05:00 PM

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. Add names of persons signing for Aldersgate Methodist Church and Arvest Bank in Notary Certification paragraphs.
3. Provide dimensions from the proposed southern boundary of Tract A and Lot 5 to existing structures of Lots 3 & 4, respectively.
4. Add the following addresses to the plat:  
Lot 3 360 SW M-150 Hwy.;  
Lot 4 350 SW M-150 Hwy.;  
Lot 5 3550 SW Hollywood Dr.; and

Tract A 3600 SW Cheddington Dr.

5. Change the department name above Mr. Robert McKay's signature line to "Planning & Special Projects".

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The interior sanitary sewer easements shown on the plat should be eliminated. The interior sanitary sewer line shall be designated as "private", and no easement desired or required. The only interior sanitary sewer easement would be to the extent that the sanitary sewer is extended into the property to allow for a connection point to the interior private sanitary sewer lines.

2. A ten (10) foot wide general utility easement is required along the Hollywood Dr. right of way frontage. Only 7.5 feet is currently shown.

3. Sidewalk did not appear to be shown along Hollywood Dr.

4. Please label of the off-site easement for drainage on the west side of the development as "private easement with school district by separate document", or equivalent language.

5. Please refer to the Final Development Plan comments concerning the necessity for a Master Drainage Plan. The City is not requiring a separate Master Drainage Plan for this project, and as such, the note on the plat should be revised. All other wording should remain the same, but the Master Drainage Plan should be omitted from the note.

<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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