

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, March 17, 2017

To:

Applicant: CMH PARKS INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES

Email: SCRAMER@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

Property Owner: CMH PARKS INC

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2017046

Application Type: Final Plat

Application Name: Arborwalk North 1st plat

Location: 1601 SW HOOK RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, April 04, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: March 22, 2017 at 09:00 AM

Applicant Meeting: March 22, 2017 at 09:00 AM

Planning Commission Meeting: April 25, 2017 at 05:00 PM

Planning Commission Meeting: April 25, 2017 at 05:00 PM

City Council Ordinance: May 04, 2017 at 06:15 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

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. Please label the bearing and dimension of the eastern plat boundary on sheet 3.
2. Please label sidewalks adjacent to lots 27, 39/40, 64/65, 72/86, 87/100, and 94/95.
3. Please remove "Proposed" from all sidewalk labels.
4. Please add and define "S.E." and "P.O.S" to plan legend. Additionally, the sanitary easement (S.E.) will need to be included in the easement dedication.
5. Please add tract C to the restricted access statement. Also, please re-word restricted access statements on all sheets. Statements should read: "Lots 22, 39, 40, 78, 79, 94, 95 and tract C shall not have direct vehicular access to SW Arboridge Drive". Also, label the affected lots with a reference to the restricted access note.

6. Certifications for city officials shall be repeated in approximately the same location on each sheet. Please move the certifications on sheet 2 to the right side of the plan.

7. Add the lot numbers and tracts to the plat title at the top of the sheet.

8. Please label the bearing and dimension of SW Arborwood Drive on sheet 3.

9. Label the centerline and right-of-way width of SW Hook Rd.

10. See the accompanying document for the addresses to be labeled on the respective lots.

11. SW Arbor Valley Drive and SW Arbor Valley Terrace are confusingly similar in name. Please rename one to alleviate any possible confusion.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

1. An extraneous ADA-accessible ramp is shown on Lot 2. Please remove it.
2. An extraneous ADA-accessible ramp is shown at the middle of Lot 8. Please remove it.
3. It appears two (2) ADA-accessible receiver ramps need to be shown at the intersections of Arborwood Dr. and Arbor Valley Terr., and Arbor Tree Dr. and Arbor Valley Terr. These two (2) additional ADA-accessible receiver ramps would need to be placed in the mid-block configuration along the north side of Arbor Valley Terr.
4. It appears that an extraneous ADA-accessible ramp is shown on Lot 20. Please remove it.
5. It appears an extraneous ADA-accessible ramp is shown on Lot 15. Please remove it.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
--------------------	----------------------------	--	----------

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 2012 International Fire Code.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------
