

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, May 12, 2017

**To:**

**Property Owner:** THE GROVE AT LEES SUMMIT      Email: [daren@thefristoegroup.com](mailto:daren@thefristoegroup.com)  
LLC      Fax #: <NO FAX NUMBER>

**Engineer:** BHC RHODES      Email: [JEFF.BARTZ@IBHC.COM](mailto:JEFF.BARTZ@IBHC.COM) or  
[PATRICK.JOYCE@IBHC.COM](mailto:PATRICK.JOYCE@IBHC.COM)  
Fax #: (913) 663-1633

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2017089  
**Application Type:** Final Plat  
**Application Name:** The Grove at Lee's Summit Final Plat  
**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, May 23, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: May 17, 2017 at 09:00 AM

Planning Commission Meeting: June 13, 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.

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### **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.

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

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### **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. Revise the heading for Mr. Robert McKay's approval block from "Planning & Copes Administration" to "Planning & Special Projects". Likewise, correct his title to match this new heading.

3. Tract A shall be owned and maintained by a Property Owners Association per the requirements of Division V in Article 5 of the UDO.

4. Addressing. Staff has assigned addressing as follows:

Lot 1      1411 SE Summit Street  
 Lot 2      1407 SE Decker Street  
 Tract A    1409 SE Summit Street

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please remove the reference to the "Master Drainage Plan" under the "Restriction" note, and replace it with the following language: "...individual lot owners shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer." The reason for this change is that a Master Drainage Plan is not required for this site.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Confirm addressing with Development Services.

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