LEE'S SUMMIT
MISSOURI

PLANNING AND DEVELOPMENT

Final Plat
Applicant's Letter

Date: Friday, June 30, 2017

To:

Property Owner: M-IV ARBORWALK LLC	Email: COREY.WALKER@MARINER-RE.COM Fax #: <NO FAX NUMBER>
Applicant: INSPIRED HOMES LLC	Email: KBOWEN@INSPIRED-HOMES.COM Fax #: (816) 548-3301
Engineer: OLSSON ASSOCIATES	Email: JFAIN@OLSSONASSOCAITES.COM Fax #: (913) 381-1174

From: Shannon McGuire, Planner

Re:

Application Number:	PL2017123
Application Type:	Final Plat
Application Name:	ARBORWALK 10TH PLAT
Location:	3620 SW WARD RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, July 18, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Planning Commission Meeting:	August 08, 2017 at 05:00 PM
City Council Ordinance:	August 17, 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) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections

1. Please update the Planning Commission signature block to reflect current Secretary; Dana Arth.

2. Please revise lot and tract numbers to reflect continuation of previous Arborwalk Plats.

3. Please see attached sheet for address numbers.

4. Please label all U/E and U/E widths through the plat.

5. Please label side B/L on lots 1 and 60.

6. Please include lot setback information table as approved per preliminary plat.

7. Please add restricted access note to lots 1 and 7.

8. The bearing on line 39 of the property description, 00’16’18”, does not match the bearing on the plat. Please check this and update accordingly.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments

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