

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, December 14, 2018

To:

Applicant: CLAYTON PROPERTIES GROUP INC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: PREMIER LIFE REAL ESTATE
HOLDINGS

Email: DREXOTH@JKV.ORG

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES

Email:

Fax #: (913) 381-1174

Property Owner: JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2018214

Application Type: Final Plat

Application Name: WOODSIDE RIDGE, 1ST PLAT

Location: 450 NW PRYOR RD, LEES SUMMIT, MO 64081
500 NW PRYOR RD, LEES SUMMIT, MO 64081
300 NW PRYOR RD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: December 18, 2018 at 09:00 AM

Planning Commission Meeting: January 24, 2019 at 05:00 PM

City Council Ordinance: February 05, 2019 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

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

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 Development Services 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 Development Services 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:

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|------------------------|-----------------------------------|--|-------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | No Comments |
| Planning Review | Shannon McGuire (816) 969-1237 | Planner Shannon.McGuire@cityofls.net | Corrections |

1. Please add more details to the area map on sheet 1 of 6.
2. Please move the coordinate table to sheet 1 of 6.
3. Please show sidewalks extending to the plat boundaries adjacent lots 26, 27, 72 and 96. Please update the throughout the plat accordingly.
4. Please show an access easement for future connection to the Rock Island corridor.

5. Please add a note indicating the 10' rear yard setback as approved by the Council during the PDP for the lots currently labels 28, 29, 30, 35 and 36. It appears that the lot numbers have been changed between the PDP and FP. The modification that was granted allowing the 10' rear yard setback was specific to lots 34, 35, 36, 43 and 44. Please correct the lot numbers to ensure they are consistent with the granted modification.

6. Please see the attached document for addressing.

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| Engineering Review | Gene Williams (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------|---|-------------|

1. What is the plan to remove individual lots from the floodplain? Will this be handled in a similar fashion, where a CLOMR-F is issued? Staff will not support any portion of a lot extending into the floodplain. Common area tracts, however, would be supported.
2. Please show the limits of the floodplain on the plat. Provide elevation call-outs along selected intervals.
3. Please show the limits of the regulatory stream buffer, along with a definition of the stream buffer. The stream buffer should match what is shown in the draft engineering plans for the development.
4. Are there any abandoned oil or gas wells on the property? Please provide a note describing the findings of this study, along with the location(s) of all abandoned oil and gas wells. Ensure the minimum distance requirement is followed concerning building lines from any abandoned oil or gas wells.
5. Sheet 3 of 6: The sidewalk at the end of O'Brien Rd. should be extended to the plat boundary.
6. Sheet 3 of 6: An ADA-accessible ramp is shown on the south side of Tract C. What is the purpose of this ramp? It does not appear to connect to anything on the south side of the road.
7. Sheet 4 of 6: Sidewalk on the west end of Killarney Ln. should be extended to the plat boundary.
8. Note Concerning Stream Buffers and Floodplain Limits: All stream buffers and the limits of the 1% regulatory floodplain should be within common area tracts rather than on individual lots.
9. Sheet 5 of 6: The sidewalk shown on the south end of Grady Ct. is shown incorrectly. Please refer to Sheet 2 of 6, south end of Kaylea Ct., for the proper geometry and termination method.
10. Sheet 5 of 6: The sidewalk along the cul-de-sac on the north end of Joshua Dr. is shown incorrectly. Sidewalk is only desired on one (1) side of the street, and should be configured as previously discussed, with termination point at an ADA-accessible ramp prior to entering the actual bulb of the cul-de-sac. Please see Sheet 2 of 5 on the south side of Kaylea Ct. for the desired geometry.
11. Provide a flood note specifying the results of the review of FIRM panels, dates of the FIRM panels, and other conclusions regarding floodplain issues. It may also be desirable to include notes specifying how individual lots will be removed from the floodplain by initiating the CLOMR-F process through FEMA.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
|-----------------------|--------------------------------|--|-------------|

1. Extend the sidewalk along Ashurst to the western edge of the plat.
2. Were any easements or tract conditions (or agreements) proposed for future trail connecting the Rock Island Corridor to Pryor Road, a portion of which crosses the proposed 1st plat (Tract C), as discussed during preliminary submittals/meetings?

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Correct the distance in the legal description after bearing S03-27-53W: two distances are listed (North 243.74, 481.43), with the correct distance being 481.43
2. Because Jackson County closed their tax rolls for 2018 at the end of August, their system does not show any changes of ownership on parcels. Currently, none of the parcels affected show ownership by Clayton Properties Group. Please provide (via email) document numbers of any deeds or documents recorded after August which show proper ownership by Clayton. Email to Kathy.Kraemer@cityofls.net, so I can forward them to the assessor's office.
3. Please provide missing bearings on the NE corner of Ashurst DR (114.63, 54.04, 60, .88)