

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, April 12, 2019

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** (410) 321-1901

**Applicant:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** ANDERSON ENGINEERING INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019124

**Application Type:** Final Plat

**Application Name:** Summit Orchard 2nd Plat

**Location:** 701 NW WARD RD, LEES SUMMIT, MO 64086

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**Tentative Schedule**

Submit revised plans by noon on Monday, April 29, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

**Applicant Meeting:** April 16, 2019 at 09:00 AM

**Planning Commission Meeting:** May 23, 2019 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**

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

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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 Development Services 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 Development Services 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>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. PLAT TITLE. Because this is a replat of an existing platted lot, the City's naming convention dictates that the plat be titled Summit Orchard, Lots 4A-4E. Revise. Revise the title throughout the document where necessary to reflect this title change.

2. LOT NUMBERS. The City's lot numbering convention for a replat of an existing platted lot dictates that the lots be numbered based off the parent parcel that is being divided. In this case, the lots shall be numbered 4A through 4E. Revise.

3. STREET NAME. Add the "NW" prefix to the Chipman Rd street name label.

4. SIDEWALKS.

- Label the existing 5' sidewalk width along NW Donovan Rd.
- Label the existing 8'/10' sidewalk width along NW Ward Rd.
- Provide and label a 10' sidewalk along NW Chipman Rd.

5. ADDRESSES. Label the following lots with their respective addresses:

Lot 4A - 560 NW Chipman Rd  
Lot 4B - 460 NW Chipman Rd

Lot 4C - 500 NW Chipman Rd  
Lot 4D - 440 NW Chipman Rd  
Lot 4E - 400 NW Chipman Rd

6. ACCESS EASEMENTS. An access easement(s) will need to be dedicated as part of this plat. Staff recommends a blanket easement rather than delineating specific access easement areas covering individual driveways.
7. COMMON AREA DEDICATION. Remove the common area dedication paragraph. There is no common area within the proposed plat.
8. CITY SIGNATURE BLOCK. Revise the department name above Ryan Elam's signature line to read Development Services Department.
9. BUILDING LINE. Add a label to the 15' building line that runs along the NW Ward Rd frontage.
10. UTILITY EASEMENTS.
- Label all the utility easements (and any other lines) along the NW Ward lot frontage.
  - A 25' sanitary sewer easement is being dedicated along the future east-west main drive through the property. However, there is no dedication for said easement included in this plat. Add the necessary easement dedication.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Label existing sidewalks as existing, and add width.
2. Show and label sidewalk along NW Chipman Road.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. A review was not completed as an electronic copy of the plat has not been provided.