
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Tuesday, July 09, 2019

To:

Applicant: LEE'S SUMMIT SENIOR COMMUNITY, LLC Email: DENISE@OREILLYDEVELOPMENT.COM
Fax #: <NO FAX NUMBER>

Engineer: OLSSON (JANE EARNHART) Email: JEARNHART@OLSSON.COM
Fax #: <NO FAX NUMBER>

Other: OLSSON Email:
Fax #: (913) 381-1174

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019211
Application Type: Final Plat
Application Name: PRINCETON, LOTS 1 AND 2
Location:

Tentative Schedule

Submit revised plans by noon on Monday, July 22, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections

1. Please label the lots with the following corresponding addresses: Lot 1=1701 SE Oldham Pkwy and Lot 2= 1051 SE Princeton Dr.

2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required offsite water, sanitary and road improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.

3. Revise the city approval paragraph to the following:

This is to certify that the within plat "name of plat including plat and lot numbers" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2019 by Ordinance No. _____.

4. What is the additional dashed line on Lot 2 indicating a 20 foot dimension? Please provide a label.

5. Provide a note and reference where the information was obtained for the location of any oil and/or gas wells, if any, based on available information.

6. Label SE Oldham Pkwy and provide the ROW width.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please remove the BMP easement language, or ensure the language is sufficiently clear to show these easements are private, and not public easements.

2. A 10 foot wide general utility easement should be dedicated along the entire Oldham Pkwy. right of way. As shown, there is a water line easement extending to the right of way between a general utility easement. However, a general utility easement is also needed which overlaps this easement.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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