

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, July 17, 2019

**To:**

**Applicant:** LANDROCK DEVELOPMENT LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** HDR ENGINEERING, INC

Email: PAMELA.BYERLY@HDRINC.COM

Fax #: (816) 347-1197

**Property Owner:** LANDROCK DEVELOPMENT LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** SIMON SUN (HDR ENGINEERING, INC.)

Email: SIMON.SUN@HDRINC.COM

Fax #: (816) 360-2777

**Engineer:** WILLIAM NEDS (HDR ENGINEERING,  
INC)

Email: WILLIAM.NEDS@HDRINC.COM

Fax #: (816) 347-1197

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

**Re:**

**Application Number:** PL2016102

**Application Type:** Final Plat

**Application Name:** RAINTREE POINTE, LOTS 1-7 & TRACTS A-D

**Location:** 4800 SW RAINTREE PKWY, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, June 21, 2016 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: July 12, 2016 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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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:

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<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. STREET NAME. Change the directional prefix from NE to SW.

2. CITY SIGNATURE BLOCK.

- Revise the mayor's name so it reads William A. Baird.
- Change the name of the Planning & Codes Administration Department to Development Services Department.
- Replace Robert McKay's name with Ryan A. Elam, PE.
- Replace Fred DeMoro's name with Carla Dial.
- Make the changes listed above to both plat sheets.

3. FLOODPLAIN INFORMATION.

- Update the floodplain information shown on the plat to use the most recent FIRM Panel that went into effect in 2017. Please make sure to update Surveyor's Note #1, all labeled references on the drawing and depicted floodplain limits.
- Add a note to Lot 3 that references Surveyor's Note #7. Add a similar note to any newly affected lots, if any, resulting from the updated floodplain information.

4. RIGHT-OF-WAY. Label the ROW width for SW Raintree Parkway.

5. REVISIONS. The revisions listed in this correspondence need to be made prior to the submittal of the plat for signature. Please make the changes above and send me an electronic copy for review.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Note 7 on Sheet 2 of 2: In addition to the elevation certificate note shown under "Notes", please add a note to the actual Lot 3 to ensure this is clearly disclosed to any potential buyers, and also to City staff.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Correct the quadrant on the street name to SW (southwest).

<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	No Comments
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