
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Monday, July 29, 2019

To:

Applicant: CLAYTON PROPERTIES GROUP INC Email:
Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES Email:
Fax #: <NO FAX NUMBER>

Property Owner: CMH PARKS INC Email:
Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019234
Application Type: Final Plat
Application Name: HAWTHORN RIDGE, 2ND PLAT
Location: 3104 SW ARBORIDGE DR, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, August 13, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting:

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections

1. Please update the Planning Commissioner’s signature block to reflect the current secretary, Carla Dial.
2. The plat dedication paragraph is missing the plat title.
3. Please check the stated scale on sheets 2 & 3. It is shown as 1-100 but looks to be drawn as 1-50
4. Please label the lots with their respective street number as follows:

Lot # = Street #

- 101 = 3101
- 102 = 3105
- 103 = 3109
- 104 = 3113
- 105 = 3117
- 106 = 3121
- 107 = 3125
- 108 = 3129
- 109 = 3201
- 110 = 3205
- 111 = 3209
- 112 = 3213
- 113 = 3217

114 = 3221
115 = 3225
116 = 3229
117 = 3233
118 = 3237
119 = 3241
120 = 3245
121 = 3249
122 = 1601
123 = 3244 (SW Arborway Ter) 3221 (SW Arborridge Dr.)
124 = 3236
125 = 3216
126 = 3212
127 = 3208
128 = 3204
129 = 3200
130 = 3128
131 = 3124
132 = 3120
133 = 3116
134 = 3112
135 = 3108
136 = 3104
137 = 3109
138 = 3113
139 = 3117
140 = 3121
141 = 3125
142 = 3129
143 = 3201
144 = 3205
145 = 3209
146 = 3213
147 = 3217
148 = 1600 (SW Arborway Ter) 3444 (SW Arborridge Dr.)
149 = 3220
150 = 3216
151 = 3212
152 = 3208
153 = 3204
154 = 3200
155 = 1602 (SW Buckthorn St) 3120 (SW Arborridge Dr)
156 = 3116
157 = 3112
158 = 3108
159 = 3104

Engineering Review

Gene Williams

Senior Staff Engineer

No Comments

(816) 969-1223

Gene.Williams@cityofls.net

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Dedication is missing.
2. Ownership on plat is listed as Clayton Properties, but ownership at Jackson Co is CMH Parks.
3. Please add address table or addresses to lots.