

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, October 15, 2019

To:

Property Owner: ALDERSGATE METHODIST
CHURCH

Email:
Fax #: <NO FAX NUMBER>

Property Owner: ARVEST BANK

Email:
Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

Property Owner: SUMMIT CUSTOM HOMES LLC

Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017034

Application Type: Final Plat

Application Name: Aldersgate Methodist Church, Lots 3-5 & Tract A

Location: 360 SW M 150 HWY, LEES SUMMIT, MO 64082
350 SW M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

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
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. The deed 2017E0012103 needs to be refiled with Jackson County, as it contains an incorrect legal description. The ownership on this parcel was never transferred because the legal was incorrect. Both myself and Vincent Brice at the County have contacted ES over the years to ask about the refile/incorrect legal description, but it has not been filed.

2. All lots must have solid lines, not greyed out dashed lines. Specifically, the lot lines on the M150 ROW.

3. All lots must have bearings and dimensions, specifically lots 3 and 4.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. Use a solid line of identical line weight to that of other lot lines to depict the southern boundaries of Lots 3 and 4.

2. The address for Lot 3 is labeled twice. Delete the label that is missing the "SW" directional prefix.