

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, March 06, 2020

**To:**

**Applicant:** ABP FUNDING LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

**Property Owner:** ABP FUNDING LLC

Email:

Fax #: <NO FAX NUMBER>

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

**Re:**

**Application Number:** PL2020037

**Application Type:** Final Plat

**Application Name:** WOODLAND GLEN 2ND PLAT

**Location:** 1425 SW WARD RD, LEES SUMMIT, MO 64081  
1515 SW WARD RD, LEES SUMMIT, MO 64081  
1000 SW WINTHROP DR, LEES SUMMIT, MO 64081  
1401 SW WARD RD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Monday, March 23, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: March 10, 2020 at 09:00 AM

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.

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### **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.

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### **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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### **Analysis of Final Plat:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Action required: Provide an approved temporary turn around in accordance with the City of Lee's Summit Design and Construction Manual.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. RIGHT-OF-WAY. Remove the ROW shown between Tract C2 and Lot 41. A 55' access easement and drive already exists to provide and maintain access to the City's Water Utilities facility. Extend the boundary of Tract C2 to capture this property, or it can be made a stand-alone tract.

3. TURNAROUND. A turnaround is required for the street segment north of SW 14th St. The preliminary development plan/preliminary plat showed that an off-set bulb would be provided. An easement is necessary to cover the portion of the bulb that extends outside of the right-of-way.

4. STREETS.

- Name the north-south street. The Fire Dept will review the proposed name for approval.
- Label the SW Ward Rd centerline.

5. SIDEWALKS.

- Show and label the existing sidewalk along SW Ward Rd and SW Winthrop Dr.
- Add a 5' sidewalk to the south side of SW 14th St.

6. PROPERTY LINE INFORMATION. Label the rear property line dimension for Lot 34.

7. DRAINAGE NOTE. The note on the plat references the Master Drainage Plan for Woodland Glen 3rd Plat. This should read 2nd Plat.

8. COMMON AREA. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document.

9. LINEWORK.

- Identify the unlabeled dashed line that scales 5' south of the plat's northern boundary.
- Label the 10' U/E at the front of Lot 42.
- What does the dashed line that runs south of Coordinate Point #3 signify?
- The overlapping dashed lines signifying the 15' building line and 15' water line easement across the northern boundaries of Lots 41 and 46 appear solid and give the impression of a property line. Revise.
- Overlapping dashed lines signifying the limits of a 55' access easement and 15' water line easement across Lots 41, 46 and right-of-way appear solid and need to be changed to dashed so as not to look like a lot or right-of-way boundary.
- There is an unidentified dashed line that scales 10' south across the north boundary of Lots 41, 46 and right-of-way.

10. ADDRESS. Add the following addresses to their respective parcels:

- Lot 34 - 1443; Lot 35 - 1437; Lot 36 - 1431; Lot 37 - 1425; Lot 38 - 1419; Lot 39 - 1413; Lot 40 - 1407; Lot 41 - 1401; Lot 42 - 1331; Lot 43 - 1330; Lot 44 - 1336; Lot 45 - 1342; Lot 46 - 1400; Lot 47 - 1406; Lot 48 - 1412; Lot 49 - 1418; Lot 50 - 1424; Lot 51 - 1430; Lot 52 - 1436; Lot 53 - 1442; Lot 54 - 1448; Lot 55 - 1454; Tract A2 - 1453; Tract B2 - 1449; Tract C2 - 1337.

11. NO ACCESS.

- Add a note restricting vehicular access from Lot 55 to SW Winthrop Dr.
- Add a note restricting vehicular access from Lots 43-55 to SW Ward Rd.
- Add a reference to the aforementioned notes on each affected lot.

**Engineering Review**

Sue Pyles, P.E.  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

1. Remove the proposed 40' U/E along the east side of SW 14th Street, there is an existing 40' W/E that will remain.
2. Label SW Winthrop Terrace.

3. Revise the Drainage Note to reference the 2nd Plat.

4. Terminate SW 14th Street at SW Winthrop Terrace. This area could be included in Tract C2 or platted as a separate tract. The existing Access Easement in this area will remain, since there will be no Right-of-Way dedicated.

5. Replace note regarding the detention facilities with the following:

- All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

6. The regulated floodplain boundary is shown within Tract B2 on our internal mapping system. These boundaries, however, are approximate. Because the Zone AE (regulated) boundary is so close to platted lots, please show on the next submittal.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. The existing 55' AE along 14th St. is unnecessary in consideration of the ROW dedication along the same and may be vacated.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The street that runs north/south lacks a name.

2. Lots need addresses.