

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, May 07, 2020

To:

Applicant: CLAYTON PROPERTIES GROUP INC Email:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Engineer: OLSSON Email:

Property Owner: JOHN KNOX VILLAGE Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2018214

Application Type: Final Plat

Application Name: WOODSIDE RIDGE, 1ST PLAT

Location: 450 NW PRYOR RD, LEES SUMMIT, MO 64081
500 NW PRYOR RD, LEES SUMMIT, MO 64081
300 NW PRYOR RD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on (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:

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

1. Applications for the vacation of the existing easments have not been submitted.

Applications need to be submitted prior to approval of the plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Please add the standard stream buffer note to define the stream buffer. This standard note has been approved by our Law Department, and should be used verbatim. If you do not have a copy of this note, please contact the Project Manager for the standard language used to define the stream buffer.

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	GIS Technician	Corrections
-------------------	---------------	----------------	-------------

1. Please provide ITB for street centerline on western edge of Killarney.
2. The bearing on Ambersham just NE of Killarney has an incorrect distance. Instead of 180.45, I believe it should be 150.45
3. Plat does not close. I believe the ITB on Killarney (near coordinate 23) is incorrect. It needs to bear more northeasterly. For example, when I change the ITB to S81-05-10E, the plat closes (x=.003, y=.084).
4. Please change the direction of the 2nd curve in the legal description to RIGHT.
5. Please confirm that the bearing between coordinates 9 and 10, 11 and 12, and 13 and 14 should be S04-27-05W instead of S04-27-07W, a difference of 2 seconds. The same with the bearing between 12 and 13, also being a difference of 2 seconds from previous version. This change will not affect closure, it's just such a small change I want to verify it.