

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, July 01, 2020

To:

Property Owner: CLAYTON PROPERTIES GROUP INC Email:

Engineer: OLSSON ASSOCIATES Email:

Other: JEFFREY MEANS (OLSSON ASSOCIATES) Email: jmeans@olssonassociates.com

Other: Nelson Willoughby Email: nwilloughby@olsson.com

Applicant: CLAYTON PROPERTIES GROUP INC Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2020123

Application Type: Final Plat

Application Name: Woodside Ridge - 2nd Plat

Location: 2030 NW OBRIEN RD, LEES SUMMIT, MO 64081

Planning Commission date will be set once the plat is at an approvable level.

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	Approved with Conditions
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1. Please update the City signature blocks to reflect the current City Officials.
 - Ryan A. Elam P.E. Director of Development Services
 - John Lovell, Planning Commission Secretary
2. Please label each lot and tract with its assigned street number (see attached list).
3. Existing easements shall be vacated prior to recording of plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Are the side yard easements between lots 165 and 164 and lots 164 and 160 and lots 161 and 160 should be changed to fifteen (15) feet on each side of the lot in order to ensure there is a minimum fifteen (15) feet separation between the sanitary sewer and any new home. This would also appear to pertain to the easement between lots 147 and 148.
2. Stream buffer easement language was not present on the Final Plat. Standard language for the stream buffer easement was transmitted separately, and should be included on the plat. Any labels showing the limits of the stream buffer easement should be changed to "Stream Buffer Easement".

3. An easement appeared to be missing from Tract J for the sanitary sewer line from the residential lots, through the detention Tract J, and to the connection point.

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	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments