

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, October 16, 2020

To:

Applicant: CLAYTON PROPERTIES GROUP INC Email:

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

Engineer: Nelson Willoughby Email: nwilloughby@olsson.com

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

From: Shannon McGuire, Planner

Re:

Application Number: PL2020233

Application Type: Final Plat

Application Name: OSAGE 2ND PLAT

Location: 2101 SW M 150 HWY, LEES SUMMIT, MO 64082
3902 SW PRYOR RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, October 26, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: October 13, 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.

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
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1. Please update the City signature block to reflect the current Planning Commission Secretary, John Lovell.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It would appear an easement may be needed along the south property line of Tract M and Tract J.
2. Above the note concerning the Master Drainage Plan, please add the title "Drainage Note" or equivalent language.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalks shall be shown.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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