

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, November 18, 2020

To:

Property Owner: CMH PARKS INC

Email:

Engineer: OLSSON ASSOCIATES

Email:

Applicant: CLAYTON PROPERTIES GROUP INC

Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2020286

Application Type: Final Plat

Application Name: Hawthorn Ridge 3rd plat

Location: 3104 SW ARBORIDGE DR, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, November 02, 2020 (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
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1. There is a dashed line on the rear property lines of lots 189-191 & 201-204. What is this depicting?
2. Please add a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.
3. Please update the City signature block to reflect the current Planning Commission Secretary, John Lovell.
4. Please label each lot with it street number (see attached document).
5. There is an invalid street type on the plat. The suffix "Sound" is not valid. Please update "SW Arbor Sound" with a street type that meets the UDO requirement. An example could be Arbor Sound DR.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add the title "Drainage Note" above the section concerning the Master Drainage Plan. This makes it easier for City staff to determine whether a Master Drainage Plan is applicable to this subdivision during plot plan reviews.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Ownership at county is CMH Parks, and not Clayton Properties or Summit Homes. Please change DBA statement.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
