

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Sunday, November 29, 2020

To:

Property Owner: WOODLAND GLENN LLC

Email:

Applicant: ABP FUNDING LLC

Email:

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020278

Application Type: Final Plat

Application Name: Woodland Glen Block 1, Lots 1 and 2

Location: 1514 SW HEARTWOOD DR, LEES SUMMIT, MO 64081

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. ADDRESSES.

- Label the lots with their respective assigned addresses: Lot 1 - 1518 SW Heartwood Dr; and Lot 2 - 1514 SW Heartwood Dr.
- The street name label on Lots 1 and 2 is misspelled as "Hearrwood". Correct.

2. EASEMENTS. The easement dedication language to service Lots 1 and 2 across Tract N refers to Lot 27 as opposed to Lot 2. Correct.

3. CITY SIGNATURE BLOCK.

- Update the year from 2020 to 2021 in the approval language directly above the City signature lines. Plat approval by City Council will not take place until 2021.
- Update the Planning Commission Secretary's name from Carla Dial to John Lovell.

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
---------------------------	-----------------------	--	-------------

1. Sanitary sewer stub easements need to be private easements. Also, make sure to include appropriate dedication language on the plat.

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. The line with bearing S45-55-13W has a wrong distance. Distance shows 57.47, but should be 58.33