

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, December 31, 2020

To:

Property Owner: B M W COMMUNITIES INC Email:

Applicant: CLAYTON PROPERTIES GROUP INC Email:

Engineer: ANDERSON ENGINEERING INC Email:

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2020336

Application Type: Final Plat

Application Name: Highland Meadows 5th Plat

Location: 1201 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, December 14, 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 be 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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Sidewalks. Please label the side walk and the width.
2. Single-Family checklist. Please submit the single-family checklist
3. Legend. Please label what the isosceles trapezoid is.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please update the plat description above the Mayor's signature block.
2. Please provide utility easements in tracts along all street frontages, proposed or future.
3. Include sidewalk on the west side of SW Longview Blvd. south of SW 12th Street.
4. Include the following dedication language: All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Longview Blvd. must be constructed as part of 5th Plat.
2. Refer to comments on the associated PDP regarding ROW encroachments and street lighting.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Half the state plane coordinates are in feet (X) and half are in meters (Y). Please choose one and label plat appropriately.
2. In the legal, the call after the curve and distance on the west (after ctl pt 9...N03-06-24E, 177.15) does not match the dwg.
3. On the north end of plat, between point 29 and 30, the dwg lists 65.90, as measured, but also 65.73(P), and legal says 65.73
4. Last call the bearing doesn't match dwg:
S-03-06-46-W in legal vs S-03-07-14-W on dwg
6. Owner of property is currently BMW Communities at Jackson Co. Ownership must match exactly in order to record. Please provide deed recorded doc# or change ownership.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Approved with Conditions
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2. Single-Family checklist. Please submit the single-family checklist

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please provide utility easements in Tracts H & I along the Longview Blvd. frontage.
2. Please show the sidewalk along the north side of SW 12th Street east of Longview Blvd. ending at the fully constructed Longview Blvd. boundary.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk is required along the east side of Longview Blvd. (major arterial) within the plat boundary extending from the existing sidewalk at 11th Street to the south. Sidewalk location shall be consistent with the ROW limit (future build of Longview Blvd.) similar to that which has been constructed north of 11th Street to Longview Road.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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