

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, March 30, 2021

To:

Property Owner: WOODLAND OAKS LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021072

Application Type: Final Plat

Application Name: WOODLAND OAKS

Location: 2601 NE COLBERN RD, LEES SUMMIT, MO 64086
2501 NE COLBERN RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Monday, March 29, 2021 (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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Plat Title. Please remove 1st Plat from the title. This implies there will be future phases, which is not the case. Please make this change to all plat name references.
2. Please submit an electronic copy of the legal description. Microsoft Word is the preferred file formats. The legal description can be emailed to the planner's email address above.
3. Bearings. Please double check the bearing close to Colbern on the far northwest side of the property it does not match the PDP.
4. Oil and Gas well. Please use the most updated information to point out the oil and gas well using DNR Well Database and reference the site.
5. ROW widths. Please label the ROW widths for Colbern Rd and Blackwell Pkwy.
6. Label identification. Please identify/define in the legend and needs for what W/E stands for.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Shouldn't the template language for detention basins and maintenance be provided under the "Common Area" notes? As shown, it is provided toward the bottom under a separate section.
2. Ensure ADA-accessible ramps will fit within the curved right of way, or alternatively, provide a straight camfer at the intersections to allow more room to construct ADA-accessible ramps. As we discussed in our previous email concerning the incomplete street plans, ADA-accessible ramps will likely be changing in terms of geometry, and it is likely 45 degree ramps at the apex of the radius will no longer be allowed. As such, a camfered rather than curved radius will make the design and construction easier.

3. The City Parks Department will need to allow the connection shown to the east at Blackwell. Have arrangements been made with them to make this connection?

4. Isn't the spillway shown on the plat actually the "emergency spillway"?

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. Legal is missing the last call: S81-05-29-E

2. Where is tract B? Is it along Blackwell?

3. Please indicate all dimensions on the eastern tract along Blackwell (S02-02-08W 613.87) Need widths and distances to street edge, etc.

4. Please provide all dimensions on tract A: missing dimensions along both north line and south line, near detention pond.

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