

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, October 06, 2021

To:

Applicant: ABP FUNDING LLC

Email:

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Property Owner: ABP FUNDING LLC

Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020037

Application Type: Final Plat

Application Name: WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2

Location: 1425 SW WARD RD, LEES SUMMIT, MO 64081
1515 SW WARD RD, LEES SUMMIT, MO 64081
1000 SW WINTHROP DR, LEES SUMMIT, MO 64081
1401 SW WARD RD, LEES SUMMIT, MO 64081

Tentative Schedule

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.

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

- The City signature block and certification of City Council approval paragraph located above it on Sheet 1 shall also be included on Sheet 2 of the plat.
- Update the year in the City Council approval paragraph above the City signature block.
- Change the name of the Planning Commission Secretary from Carla Dial to Cynda Rader.

2. DEDICATION PARAGRAPHS.

- Under the "Restrictions" heading on Sheet 1, the fourth and sixth paragraph addressing the dedication of storm water conveyance facilities on common area are redundant. Delete the sixth paragraph.
- In the first line of the storm water conveyance dedication paragraph (i.e. the fourth paragraph) that is being kept, delete the word "and" that is found in the middle of the language reading "...located on common property and shall be owned...."

3. LABELS. There is an errant dimension label of "50'" at the rear of Lot 39 adjacent to the labeled rear lot dimension of "84.00'". Also, reposition the 84' label so it doesn't overlap the bearing label for the rear property lines.

4. COMMON AREA DEDICATION. A paragraph dedicating perpetual ownership and maintenance responsibilities of Tracts A2, B2, C2 and E2 to the Woodland Glen Howowners Association (or the appropriately named HOA that will cover the property in this plat) shall be added to the plat.

5. TRACT D2. It is staff's understanding from the outset of this development that the developer intends for the parcel labeled Tract D2 to be developed in the future as a buildable lot(s) and not for the property to be dedicated to the HOA as common area. The City's naming convention reserves the designation of a parcel as a "Tract" as common area. If the intent is for the parcel labeled Tract D2 to be developed, then the parcel shall be relabeled as a numbered lot. If there is no desire to plat the property at this time, the property can simply be omitted from the subject plat and platted at a later time. Please confirm the intent for this property in order for staff to provide the appropriate guidance.

6. COMMON AREA. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City staff for the required common area content.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City’s Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
8. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Action required: Provide an approved temporary turn around in accordance with the City of Lee's Summit Design and Construction Manual at the end of Winthrop Terr. Not indicated on the current drawing.

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. A GIS review could not be completed, as page 2 of the plat is missing.