

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, November 05, 2021

To:

Property Owner: SUMMIT POINT PHASE II LLC Email:

Applicant: CANYON VIEW PROPERTIES Email: GARY@CANYONVIEWCAPITAL.COM

Engineer: CFS ENGINEERS Email: LSCOTT@CFSE.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2021415

Application Type: Final Plat

Application Name: SUMMIT POINT 2ND PLAT

Location:

Tentative Schedule

Submit revised plans by 4pm on Monday, November 22, 2021. Revised documents shall be uploaded to the application through the online portal.

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	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please provide a signed and completed application form and ownership affidavit.
2. Please provide a legal description which describes the limits of the property in a selectable format.
3. Please label lot 1 with its area in sq. ft.
4. Please show the location of any oil and/or gas wells, if none are present please add a note stating such and cite your source of information.
5. Please show the location and width of proposed sidewalks. Easements shall be provided if public sidewalks are to be located on private property. Minimum sidewalk width shall be five (5) feet. Construction standards shall be in accordance with the "Design and Construction Manual".
6. The easement dedication paragraph should read in part "....Section 527.188 RSMo. (2006)..." You have added an extra "8".
7. Please update the city signature blocks to reflect the current city officials, Cynda A. Rader, Planning Commission Secretary & Trisha Fowler Arcuri, City Clerk.
8. Please add the following signature blocks to the Certificate of approval section. Ryan A. Elam, Director of Development Services and Jackson County Assessor Office.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. It would appear a CLOMR-F is needed. The plat should include notes concerning the acquisition of the CLOMR-F prior to any construction activities.
2. Need to show sidewalk and ADA-accessible ramps for the cul-de-sac. In addition, it would appear right of way is not shown for the cul-de-sac.
3. Common property appears to be called-out on detention note. There is no common property. Please revise to state the property owner shall be responsible for ongoing inspection and maintenance.
4. A 15 foot minimum public utility easement is required along the street frontage of the entire cul-de-sac right of way.
5. It would appear the flood zone should be shown in accordance with the study conducted to determine the base flood elevation in an unnumbered A Zone. Please revise the plat to show this delineation, along with appropriate base flood elevation callout. It should show at a minimum the highest base flood elevation for Lot 1.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Please show the proposed sidewalk and ramps.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The state plane coordinates don't align within this plat. Coordinate 1 lands in Overland Park, regardless of applying grid factor.
Also, when using your gps coordinates that do fall near this plat, they are off by almost 18ft compared to where they fall by using the STR quarter corners, bearings from the legal, and monuments.

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