
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, January 13, 2022

To:

Applicant: ABP FUNDING LLC

Email:

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Property Owner: ABP FUNDING LLC

Email:

From: Mike Weisenborn, Project 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

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:

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| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Approved with Conditions |
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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.

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Approved with Conditions |
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1. COMMON AREA. Provide a copy of the CC&Rs to the City for review and confirmation that the required language from UDO Section 4.290 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.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | No Comments |
| Traffic Review | Brad Cooley | Brad.Cooley@cityofls.net | No Comments |
| GIS Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | No Comments |