

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, February 16, 2022

To:

Property Owner: WHD MANAGEMENT LLC

Email:

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

Applicant: WHD MANAGEMENT LLC

Email:

Engineer: Area Surveyors

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022030

Application Type: Final Plat

Application Name: Town Centre

Location: 520 NE TOWN CENTRE DR, LEES SUMMIT, MO 64064

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LOT NUMBERS. Based on the City's naming convention for a replat, the lot numbers shall be revised from 1-3 to 1A, 1B and 1C.
2. PLAT TITLE. The plat title shall be revised to read, "Lee's Summit Town Centre, Lots 1A-1C and Tract A". Update all references to the plat title throughout the document to reflect the revised plat title.
3. COMMON AREA.
 - In accordance with City ordinance, the creation of common area requires that a property owners association be established to own and maintain said common area. Revise the common area dedication paragraph to dedicate both ownership and maintenance responsibilities to the property owners association.
 - A copy of the CC&Rs shall be submitted to the City for review. In accordance with City ordinance, the CC&Rs shall contain the required language found under UDO Section 4.290. The City can provide a Word document with the required language for the developer's use.
4. STREET NAMES. Add the "NE" quadrant prefix to the Independence Avenue and Town Centre Drive street name labels.
5. ADDRESSES. Label each parcel with their following respective addresses: Lot 1A - 520; Lot 1B - 540; Lot 1C - 530; and Tract A - 550.
6. VICINITY MAP. Add a north arrow to the vicinity map.
7. EASEMENT DEDICATIONS. Dedication paragraphs defining the proposed water line, sanitary sewer and access easements shall be added to the plat. The paragraphs shall also include to whom each easement type is dedicated.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The existing sidewalk along the north side of NE Town Centre Drive is 4' wide. Please revise the label.
2. Please include the following, revising the sections within brackets to the appropriate entities: 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	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@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. The east line of the plat shows overall dimension as 585.47, but lot dimensions total 585.35. Either revise lot dimensions or overall dimension so they match.
2. Plat does not close. It appears that the west line is 1.5 too long, but please double check.

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