

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, March 01, 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: Lee's Summit Town Centre, Lots 1A-1C and Tract A

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

Tentative Schedule

Submit revised plans by 4pm on Tuesday, March 8, 2022. Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: March 24, 2022 at 05:00 PM

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
------------------------	-----------------------------------	---	-------------

1. COMMON AREA.

- Revise the common area dedication paragraph to dedicate both ownership and maintenance responsibilities to the property owners association. As written, the current language only dedicates maintenance responsibilities to the POA. The language shall also dedicate ownership of Tract A to the POA.
- 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.

2. ADDRESSES.

- Add the "NE" street name quadrant prefix to the addresses labeled on Lots 1B and 1C.
- Label Tract A with the address of 550 NE Town Centre Dr.

3. EASEMENT DEDICATIONS. The last sentence in the standard easement dedication paragraph reads, "Grantor, on behalf of himself...." This same sentence shall be added to the end of both the waterline and sanitary easement dedication paragraphs.

4. STREET NAMES.

- The street name suffix for NE Town Centre located along the west plat boundary is incorrect. The correct suffix is Boulevard, not Parkway. Also, delete the parenthetical Independence Ave street label beneath it. Independence Ave is a different street located off the plat drawing to the east.

5. SIDEWALK. The proposed new sidewalk in front of Lot 1C and a portion of Lot 1A is required to be a minimum 5' in width.

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

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. 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 site development permits or the start of construction (excluding land disturbance permit).
3. 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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

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

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
-----------------------	-------------------------	--------------------------	-------------

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
-------------------	---------------------------------	--	-------------

1. The curve on the south line has 2 dimensions, $106.36+141.19 = 247.55$ The dwg has an overall dimension of 247.54 Please revise