

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, February 24, 2022

To:

Property Owner: ROBINSON E L JR & LETHA M - Email:
TRUSTEES

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Dan Finn

Email: dfinn@phelpsengineering.com

From: Shannon McGuire, Planner

Re:

Application Number: PL2022040

Application Type: Final Plat

Application Name: Market Street Center, Lot 1 - Final Plat

Location: 3501 SW MARKET ST, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Monday, March 14, 2022. 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 (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide completed Ownership Affidavit and application forms with signatures.

Response: See included.

2. Please include lot numbers in the plat title. Update throughout the plat as needed.

Response: Updated.

3. Please provide more detail on the vicinity map.

Response: Updated.

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.

Response: None present. Added note.

5. Please provide a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas (Tract A).

Response: Statement added.

6. The approval statement should read as follows:

"This is to certify that the within plat of "PLAT NAME" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 20__ by Ordinance No. _____."

Response: Updated.

7. Certificate of approval to be signed shall include the mayor. Please add William A. Baird, - Mayor.

Response: Updated.

8. Please provide the private restrictions affecting the subdivision or any part of the subdivision. As the plat contains common property (tract A), the covenants and restrictions shall conform to the common property regulations in Article 5 of the UDO.

Response: See included.

9. Payment in lieu of sidewalk installation, may be considered for the eastern portion of sidewalk of lot 1. You will need to submit a written request to the Director of Development Services for payment in lieu of construction in accordance with Sec. 7.370 of the UDO. Regardless of if the Payment in Lieu of id approved you will still need to show the required sidewalk the full length of the plat boundary adjacent to SW Market St.

Response: Acknowledged. Payment in lieu of sidewalk is being submitted to the Director of Development Services for approval. The sidewalk has been shown to the revised FDP plans with a note referencing the payment in lieu of sidewalk request.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement dedication language is incorrect. If dedicating exclusive easements for water or sanitary, this language negates the exclusivity of the easement by the preceding language.

Response: We reviewed the easement dedication and feel it is correct. Please advise if any specifics need to be modified.

2. P/S is not defined anywhere on the plat. Recommend a legend be provided for U/E, SS/E, W/E, P/S, etc.

Response: Updated legend.

3. A private sanitary sewer easement shall be dedicated to the owner of Lot 1 from the owner of Lot 2 As shown, there is a public SS/E which is not desired by the City since this is a private sanitary sewer line. Please show a private sanitary sewer easement across Lot 2, and provide dedication language for same in the dedication portion of the plat.

Response: Added private sanitary sewer easement which has been labeled as PSS/E. Dedication language provided.

4. Tract A detention basin standard language was missing. Please contact the City for this standard language concerning maintenance, inspections, etc.

Response: Added language.

5. A public sanitary sewer easement (exclusive to sanitary only) is required for the sanitary sewer extension. Please see specific sanitary sewer comments dated Feb. 18, 2022 for more information. The easement shall be wide enough around the new manhole to allow for future maintenance. Minimum distance around the manhole is 10 feet.

Response: Updated the easement to account for the revised manhole location. Easement provides a minimum of 10 feet on all sides of the manhole. See revised public sanitary sewer plans for reference.

6. Tract A footprint shall require modifications based on the comments provided on Feb. 22, 2022.

Response: See revised stormwater report with the revised FDP resubmittal. Based on the updated grading and analysis, we request the lot line remain as is.

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. Please identify the POB in the legal after S87-35-08E (2nd call).

Response: Added.

2. Coordinates are incorrect.

Response: Corrected

3. Please remove the signature line referencing the GIS dept.

Response: Removed.

4. Ownership at Jackson County is listed as E L Robinson Jr & Letha M Robinson and not Ferguson Properties or FP Aquisitions LLC

Response: We request the plat be approved and circulated as is. The property is scheduled for closing by FDB Holdings, LLC on April 25th. We understand that ownership transfer will be required prior to recording of the plat.

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