

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, April 20, 2023

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

Tentative Schedule

Submit revised plans by 4pm on Monday, March 23, 2020. 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. RESUBMITTAL. A revised final plat addressing all outstanding items identified by staff shall be submitted and reviewed by staff prior to the plat being included on a City Council agenda for second ordinance reading.
2. CITY SIGNATURE BLOCK. Replace Ryan A. Elam, P.E. with Josh Johnson, AICP for the Director of Development Services signature line.
3. COMMON PROPERTY DEDICATION. Revise the common area dedication paragraph for Tracts A2-D2 to dedicate ownership and maintenance of the tracts to their correct respective HOAs (i.e. A2-C2 to the Woodland Glen Reserve Homes Association and D2 to the Woodland Glen Homes Association).
4. HOA NAME.
 - The name of the existing HOA for Phase 1 of Woodland Glen is incorrectly referenced throughout the plat document as "Woodland Glen Homeowners Association". Revise all references to the existing HOA to reflect its correct name of "Woodland Glen Homes Association".
 - Please double-check the associated CC&Rs to look for any necessary corrections to the HOA name referenced above.
5. DEVELOPMENT STANDARDS. Add a table to the plat of the adopted development standards governing the single-family estate lots (Lots 56-60) and attached villa lots (Lots 34-55). Please refer to the email I previously sent dated March 24, 2023, to Mr. Duggan, Mr. Burnick and Mr. Rinne for a copy of said development standard table that can be copied and added to the plat. Reach out to me if you need me to re-send said table.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager 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.

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