

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, August 31, 2023

To:

Property Owner: WOODLAND OAKS LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Dawn Bell, Planning Manager

Re:

Application Number: PL2021072

Application Type: Final Plat

Application Name: WOODLAND OAKS

Location: 2601 NE COLBERN RD, LEES SUMMIT, MO 64086
2501 NE COLBERN RD, LEES SUMMIT, MO 64086

Tentative Schedule

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	Dawn Bell (816) 969-1242	Planning Manager Dawn.Bell@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word is the preferred file formats. The legal description can be emailed to the planner's e-mail address above.

2. Bearings. Please double check the bearing close to Colbern on the far northwest side of the property it does not match the PDP.

Was this checked?

3. ROW widths. Please label the ROW widths the ROW adjacent to Blackwell Pkwy.

The ROW for Blackwell is to the west of the actual road. Please label this.

4. Signature lines. Please correct the Director and Planning Commission secretary lines.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. A 44' straight truck shall be able to pass unabated through the south lane.

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

1. Please indicate all dimensions on the eastern tract along Blackwell (S02-02-08W 613.87) and street centerline. Need widths and distances to street edge, etc. particularly around Woodland Oak Dr. Specifically at the entrance off Blackwell on the angled portion of the entrance.
2. There is a tract along Blackwell. Is this a tract? Or is it being dedicated ROW?