

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, September 29, 2023

To:

Property Owner: ORR STREET LOFTS LLC

Email:

Applicant: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

Engineer/Surveyor: Nelson Willoughby

Email: nwilloughby@olsson.com

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2023142

Application Type: Final Plat

Application Name: The Village at Discovery Park (Lots 1 thru 13 inclusive and Tracts A & B)

Location:

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:

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
---------------------------	---------------------------------------	---	---------

1. It is unclear on the plat, but it appears there is a blanket easement across the detention pond. In addition, it appears there is a gas easement over part or all of the detention basin tract. Has this been discussed with the grantee of the easement? There may be specific prohibitions to the use you are intending for this tract (i.e., detention basin with a permanent pool). Please evaluate and respond how this will be addressed.
2. We would prefer you list all easements that are to be vacated with the words "to be vacated by separate document". This would include any existing sanitary sewer easements that need to be vacated, gas easements, water line easements, force main easements, and blanket easements. Please evaluate and revise as appropriate.
3. Please specify the exact entity to be responsible for the stormwater conveyance and retention and detention facilities note. As presently written, it is vague (e.g., the dedication language states "...property owners' association, homeowners association, or owner, as appropriate"). Please be specific as to the entity who will be responsible for these activities.
4. A Master Drainage Plan shall not be required with this plat, so the note under "Plat Dedication - Drainage Note" should be changed slightly. Please remove the phrase "...as shown on the Master Drainage Plan", but keep the remainder of the language the same. Please revise.
5. An outline view of the retention basin showing the 100 year clogged condition/zero available storage should be superimposed upon Tract A to ensure there is a minimum setback of 20 feet from the Tract A property line. This outline view is for review purposes only, and shall be removed for the final mylars. Please revise as appropriate.
6. Lot 13 shall include a minimum 10 feet wide general utility easement along NE Douglas St. Please revise as appropriate.
7. The blanket Missouri-Kansas pipeline easement appears to be a major issue throughout the plat. Has there been any discussion with the owner of the easement about this project?

8. All lots abutting public streets shall include a minimum 10 foot wide general utility easement along the property line. This would include all lots along Colbern Rd., and all lots along Douglas St. Please revise as appropriate.

9. During a recent Zoom meeting with the applicant, there was discussion about a future residential subdivision to the west of the detention pond. With the private street network internal to the site, and the private water lines, how will this work? If the intent is to move forward at a later date with a residential subdivision, provisions shall be made for future extension of public water mains to this subdivision, as well as public sanitary sewer and most likely a requirement for public streets. It is recommended that a separate discussion be held with Development Services to coordinate this future phase.

10. The new sanitary sewer located in the relocated sanitary sewer corridor along the north side of Tract A shall be an exclusive easement (i.e., sanitary sewer easement, not a general utility easement). The language to be placed within the dedication language is as follows: "Sanitary Sewer Easement:

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor." The reason behind this requirement is the depth of sewer being over the maximum allowed by the Design and Construction Manual. Please revise as appropriate, and ensure the proper dedication language for the exclusive sanitary sewer easement is included on the plat.