

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, November 21, 2023

To:

Property Owner: HUNT MIDWEST REAL ESTATE Email:
DEV INC

Applicant: HUNT MIDWEST REAL EST DEV INC Email: bholland@huntmidwest.com

Engineer/Surveyor: OLSSON ASSOCIATES Email:

Review Contact: Nelson Willoughby Email: nwilloughby@olsson.com

From: Shannon McGuire, Senior Planner

Re:

Application Number: PL2023209

Application Type: Final Plat

Application Name: EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1-51 INCLUSIVE AND TRACTS A THRU E)

Location: 2101 SW EAGLE VIEW DR, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Tuesday, November 21, 2023. 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:

Assign Reviewers	Mike Weisenborn (816) 969-1240	Project Manager Mike.Weisenborn@cityofls.net	Complete
Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Pending
Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections

1. Please add easements for all public utilities.
2. Provide a minimum 10-foot wide utility easement along SW Eagle View Dr.
3. Delineate the location of the stream buffer.
4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

Traffic Review	Erin Ralovo	Corrections
Erin.Ravolo@cityofls.net		

1. Sidewalks are required along one side of all streets. Sidewalks need to be included along Eagle View Drive and should extend beyond the plat to meet with the existing sidewalk.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. It is impossible to tell which way the curves are going on the street: Rambling near Burningwood, R3500/28.55 left or right?
2. need ITB on curves along lots 51, 1, 13, 14/25
3. missing curve data on the north end of Burningwood

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
