

**Exhibit A**  
**UDO Article 15 Revisions**

*The following definitions shall be added to Article 15, Division II:*

Bond shall mean performance, payment and/or maintenance bonds and other instruments of security furnished by the contractor/developer and his surety in accordance with these specifications.

Contractor shall mean a person, partnership, or corporation duly licensed to perform construction operations within the City.

Contractor/Developer shall mean either a contractor and / or developer who is applying for or has applied for and received approval of engineering plans/drawings for infrastructure improvements.

Day shall mean a calendar day of 24 hours measured from midnight to the next midnight unless otherwise defined by specific project contract documents.

Department shall mean the Development Services Department.

Design Engineer shall mean a registered professional engineer, licensed in the state of Missouri, under contract to the contractor/developer or the City for the purpose of preparing and sealing engineering studies, design drawings, specifications, etc.

Drainage Facility shall mean a manmade structure or natural watercourse for the conveyance of storm runoff. Examples are open channels, pipes, ditches, swales, catch basins, street gutters, slopes, berms, dry detention basins, wet (retention) detention basins and other features affecting the flow of water.

Engineering Plans shall mean all engineering drawings including plan and profile drawings, a master drainage plan, engineering details, calculations; and / or reports prepared and sealed by a design engineer, and meeting City standards and standard engineering practices.

Engineering Plan Review and Inspection (EPRI) Fees shall mean the fees paid to the City for a review of the engineering plans and for construction inspection.

Final Acceptance shall mean the time when all requirements for the required Improvements have been fully met.

Final Affidavit and Agreement shall mean lien waivers indicating all subcontractors and suppliers have been paid; affidavits certifying all contractors and subcontractors have complied with prevailing wage laws for work subject to prevailing wage; necessary bonds or other financial securities have been provided to the City.

Inspector shall mean an authorized representative of the City who has been assigned to monitor conformance to the requirements of City codes and ordinances.

Land Disturbance shall mean any activity including, but not limited to, clearing, grading, grubbing, or excavation, which removes the vegetative ground cover or creates sediment movement potential from a site.

Private Infrastructure shall mean street pavements, curb and gutters, sanitary and storm sewers, permanent street monuments, water mains and other related items that are owned by a private entity.

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Record Drawings shall mean the drawings bearing the seal and signature of a professional engineer that reflect the modifications made to the engineering plans, documenting actual constructed conditions of public or private infrastructure.

Security shall mean a cash deposit with the City or an escrow or title company, or an instrument of financial security, or the replacement deposit or instrument for a prior cash deposit or instrument of financial security, as allowed by Chapter 89 of the Revised Statutes of Missouri and this UDO, which may be in the form of a cash deposit with the City, irrevocable letter of credit, security bond, funds escrowed with a title or escrow company or financial institution pursuant to an escrow agreement, or another form of financial instrument as approved by the City Attorney and the Director of Finance pursuant to the conditions and requirements of the UDO.

Site shall mean the total area of the parcel, tract, lot or ownership of land upon which development or land disturbance is proposed, irrespective of the actual limits or size of the proposed development or land disturbance activity.

Standard Insurance and Indemnification Requirements shall mean the requirements issued by the Director of Development Services pursuant to the requirements of the City Code.

Substantial Completion shall mean the time at which the Improvements have progressed to the point where, in the opinion of the City Engineer, the Improvements are sufficiently complete, in accordance with the requirements of the DCM, so that the Improvements can be utilized for the purposes for which they are intended.

*The following definitions in Article 15, Division II shall be modified as set forth below*

Sec. 15.1040. - Developer.

~~Developer shall mean a person who engages in development of land, whether or not that person is the landowner.~~

Developer shall mean a person whose intent or function is to bring about any change of land use or improvement on any parcel of land within the City of Lee's Summit.

Sec. 15.1050. - Development.

~~Development shall mean any man-made change to improved or unimproved land, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.~~

Development shall mean any change of land use or improvement on any parcel of land within the City of Lee's Summit.

Sec. 15.1060. –Director.

~~Director shall mean the Director of the Department of Planning and Development of Lee's Summit, Missouri, or his/her designee.~~Development Services

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Sec. 15.2110. - Owner.

~~Owner shall mean any person or group of persons having legal and equitable title in the land sought to be subdivided or developed pursuant to this chapter.~~

Owner shall mean any person having legal title to, including the legal authority to act on behalf of the titleholder through real property, receivership, bankruptcy, estate administration, trusteeship, guardianship, and actions under a valid power of attorney.

Sec. 15.2360. - Public Improvements/Infrastructure shall mean street pavements, curb and gutters, sanitary and storm sewers, permanent street monuments, water mains and other related items that are owned by a political subdivision or public utility.