



The City of Lee's Summit
Final Agenda
City Council - Regular Session

Thursday, November 9, 2017

5:45 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 48

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

1. PUBLIC COMMENTS:

(NOTE: Total time for Public Comments will be limited to 10 minutes.)

2. COUNCIL COMMENTS:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

3. APPROVAL OF CONSENT AGENDA:

Items on the Consent Agenda are routine business matters; were previously discussed in a Council Committee and carry a recommendation for approval; or, proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A.** [BILL NO. 17-238](#) AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "LEGACY WOOD, 6TH PLAT, LOTS 200-245 AND TRACTS J, K & L", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.
(Note: First Reading by City Council on November 2, 2017 and passed by unanimous vote.)
- B.** [BILL NO. 17-239](#) AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "HIGHLAND MEADOWS, 4TH PLAT, LOTS 93-133 & TRACT F", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.
(Note: First Reading by City Council on November 2, 2017 and passed by unanimous vote.)

4. RESOLUTIONS:

- A. [2017-1638](#) A RESOLUTION CONFIRMING THE APPOINTMENT OF MS. PATRICIA FOWLER ARCURI AS CITY CLERK, EFFECTIVE NOVEMBER 18, 2017, IN ACCORDANCE WITH PROVISIONS IN THE LEE'S SUMMIT CITY CHARTER, SECTION 3.9. CITY CLERK.

5. PRESENTATIONS:

- A. [2017-1640](#) Swearing in of City Clerk

6. ADJOURNMENT

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Internet site at "www.cityofls.net".

Packet Information

File #: BILL NO. 17-238, **Version:** 1

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "LEGACY WOOD, 6TH PLAT, LOTS 200-245 AND TRACTS J, K & L", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

(Note: First Reading by City Council on November 2, 2017 and passed by unanimous vote.)

Proposed City Council Motion:

I move for adoption of AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "LEGACY WOOD, 6TH PLAT, LOTS 200-245 AND TRACTS J, K & L", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On July 26, 2016 by motion of Mr. Delibero and seconded by Mr. Rader the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda which included **Appl. #PL2016-092 - FINAL PLAT** - Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L; Wood Family Development, Inc., applicant.

BILL NO. 17-238

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "LEGACY WOOD, 6TH PLAT, LOTS 200-245 AND TRACTS J, K & L", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2016-092, submitted by Wood Family Development, requesting approval of the final plat entitled "Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L", was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, the Planning Commission considered the final plat on July 26, 2016, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L" is a subdivision in Section 2, Township 47, Range 31, in Lee's Summit, Missouri more particularly described as follows:

PART OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 200310061380 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47, RANGE 31, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, AFORESAID, RUN SOUTH 87°54'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 454.89 FEET; THENCE SOUTH 87°55'10" EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, 867.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, AFORESAID, AND BEING THE NORTHWEST CORNER OF WILDFLOWER 2ND PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 2°24'53" WEST ALONG THE WEST LINE OF SAID WILDFLOWER 2ND PLAT, 586.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 2°24'53" WEST ALONG SAID WEST LINE OF WILDFLOWER 2ND PLAT AND WILDFLOWER, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED, 689.50 FEET; THENCE NORTH 88°05'28" WEST, 1318.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 2°14'38" WEST ALONG SAID WEST LINE, 92.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 33 IN LEGACY WOOD 1ST PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 55°06'47" WEST, 78.16 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE MARYWOOD LANE AS PLATTED IN LEGACY WOOD 1ST PLAT; THENCE NORTH 34°53'13" EAST ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 39°11'03" EAST, AND AN ARC LENGTH OF 26.25 FEET; THENCE NORTH 46°31'07" WEST ALONG THE EAST END OF SAID RIGHT-OF-WAY, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID NE MARYWOOD LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 41°51'46" WEST, AND AN ARC LENGTH OF 12.71 FEET TO THE SOUTHEASTERLY CORNER OF LOT 32 IN SAID LEGACY WOOD 1ST PLAT; THENCE NORTH 49°45'21" WEST ALONG THE WESTERLY LINE OF SAID LOT 32, 67.45 FEET TO THE SOUTHERLY MOST CORNER OF LOT 42 IN LEGACY WOOD 2ND PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 57°23'47" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 42, 108.35 FEET; THENCE NORTH 17°03'31" WEST ALONG THE EAST LINES OF LOTS 42, 43 AND 44, 350.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE LEGACY WOOD DRIVE AS PLATTED IN LEGACY WOOD 2ND PLAT; THENCE NORTH 63°09'13" EAST ALONG

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SAID RIGHT-OF-WAY LINE AND AN EXTENSION THEREOF, 68.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF NORTH 55°45'34" EAST, AND AN ARC LENGTH OF 135.50 FEET; THENCE NORTH 48°21'56" EAST, 50.20 FEET; THENCE SOUTH 2°04'28" WEST, 85.00 FEET; THENCE SOUTH 14°13'04" EAST, 128.00 FEET; THENCE NORTH 74°20'47" EAST, 110.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 9°59'29" WEST, AND AN ARC LENGTH OF 44.47 FEET; THENCE NORTH 85°40'16" EAST, 50.00 FEET, THENCE SOUTH 87°55'32" EAST, 151.71 FEET; THENCE NORTH 2°04'28" EAST, 240.00 FEET; THENCE SOUTH 87°55'32" EAST, 130.00 FEET; THENCE NORTH 2°04'28" EAST, 16.65 FEET; THENCE SOUTH 87°55'32" EAST, 180.00 FEET; THENCE SOUTH 2°04'28" WEST, 83.33 FEET; THENCE SOUTH 87°55'32" EAST, 440.00 FEET; THENCE NORTH 2°04'28" EAST, 43.84 FEET; THENCE SOUTH 87°55'32" EAST, 192.70 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 20.06 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Planning and Special Projects, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon the Director of Public Works certifying to the Director of Planning and Special Projects and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 16.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor has, in accordance with Section 16.340 of the UDO, deposited an irrevocable **letter of credit** to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188,

BILL NO. 17-238

RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary plat and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L", attached hereto and incorporated herein by reference.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2017.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said City this ____ day of _____, 2017.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

City of Lee's Summit

Department of Planning & Codes Administration

July 22, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **Appl. #PL2016-092 – FINAL PLAT – Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L; Wood Family Development, Inc., applicant**

Commentary

This final plat application is for *Legacy Wood, 6th Plat, Lots 200-245 and Tracts J, K & L*, located east of NE Blackwell Road and north of NE Langsford Road. The proposed final plat consists of 46 lots and three common area tracts on 20.06 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 46 lots and 3 common area tracts on 20.06 acres
- 2.29 units/acre, including common area
- 2.66 units/acre, excluding common area

Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Recommendation

Staff recommends **APPROVAL** of the final plat.

Project Information

Proposed Use: single-family residential subdivision

Number of Lots: 46 lots and 3 common area tracts

Land Area: 20.06 acres; 17.24 acres, excluding common area

Density: 2.29 units/acre; 2.66 units/acre, excluding common area

Location: east of NE Blackwell Road and north of NE Langsford Road

Zoning: R-1 (Single-Family Residential)

Surrounding zoning and use:

North: R-1 (Single-Family Residential) – future Legacy Wood 7th

South: unincorporated Jackson County – large lot residential

East: unincorporated Jackson County– large lot residential

West: R-1 (Single-Family Residential) – Legacy Wood 2nd and 3rd Plats

Background

- September 5, 2002 – Ordinance No. 5390 was passed by the City Council annexing this property into the City of Lee's Summit and approving a development agreement.
- August 26, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-173) of *Legacy Wood*.
- November 6, 2003 – The City Council approved the rezoning (Appl. #2003-174) from AG to R-1 for the *Legacy Wood* subdivision, by Ordinance No. 5639.
- September 2, 2004 – The City Council approved the final plat (Appl. #2004-129) for *Legacy Wood, 1st Plat*, by Ordinance No. 5803.
- February 9, 2006 – The City Council approved the final plat (Appl. #2005-398) for *Legacy Wood, 2nd Plat*, by Ordinance No.6135.
- September 13, 2007 – The City Council approved the final plat (Appl. #2007-136) for *Legacy Wood, 3rd Plat*, by Ordinance No.6484.
- August 20, 2012 – The City Council approved the final plat (Appl. #PL2012-010) for *Legacy Wood, 4th Plat*, by Ordinance No. 7220.
- July 29, 2014 – The City Council approved the final plat (Appl. #PL2013-016) for *Legacy Wood, 5th Plat*, by Ordinance No. 7499.

Code and Ordinance Requirements to be met Following Approval

The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this plat into compliance with the Codes and Ordinances of the City.

Public Works

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 Public Works Department if ground breaking will take place prior to the issuance of a building permit.
7. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer"
8. Any cut and/or fill operations, which cause public infrastructure to exceed the maximum/minimum depths of cover shall be mitigated by relocating the infrastructure vertically and/or horizontally to meet the specifications contained within the City's Design and Construction Manual.
9. Sidewalk shall be extended to the plat boundary adjacent to Lot 205 and 245.

Fire

10. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

Planning and Codes Administration

11. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
12. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
13. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.
14. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required waterline improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office. All public improvements shall be substantially complete prior to issuance for any building permit.
15. Each lot and tract shall be labeled with its respective address.
16. The easement lines along Lots 200 and 244 shall be better defined.
17. Temporary cul-de-sac easement documentation shall be submitted to the City for review prior to the plat being recorded.

18. Off-site easements that are required to be dedicated shall be submitted to the City for review prior to the plat being recorded.
19. A 5' sidewalk shall be extended along the west side of NE Hidden View Lane south of NE Marywood Lane.
20. Clearly label and identify the limits of the utility and landscape easements within Tracts J, K & L.
21. For all lots, except those that are corner lots, the front building line shall be revised to 30'.

RGM/jmt

Attachments:

1. Final Plat, date stamped July 11, 2016 – 2 pages
2. Single Family Residential Compatibility Form, date stamped July 11, 2016 – 3 pages
3. Location Map



COST OF PUNCH ITEMS TO BE COMPLETED

LEGACY WOOD 6th PLAT
 Lee's Summit, MO.
 October 23, 2017

1. Finish Grading =	\$	5,000.00
2. Sanitary Sewer "Y" Repair =	\$	2,000.00
3. Sidewalk Repair At Bridge =	\$	500.00
4. Seeding - 10.0 Acres @ \$ 1,200.00 per Acre =	\$	12,000.00
5. Storm Sewer		
15" HDPE - 25.0 L.F. @ \$ 28.00 per L.F. =	\$	700.00
15" End Section - 1 each @ \$ 300.00 per each =	\$	300.00
48" CMP - 18 L.F. @ \$ 115.00 per L.F. =	\$	2,070.00
48" End Section - 1 each @ \$ 1,500.00 per each =	\$	1,500.00
RipRap - 180 S.Y. @ \$ 45.00 per S.Y. =	\$	8,100.00
6. Water Main		
8" PVC C900 - 520.0 L.F. @ \$ 25.00 per L.F. =	\$	13,000.00
8" DIP - 180.0 L.F. @ \$ 110.00 per L.F. =	\$	19,800.00
8" Concrete Encasement - 142.0 L.F. @ \$ 95.00 per L.F. =	\$	13,490.00
8" 22.5 Bend - 2.0 each @ \$ 580.00 per each =	\$	1,160.00
8" 45 Bend - 4.0 each @ \$ 580.00 per each =	\$	2,320.00
8" Gate Valve - 2.0 each @ \$ 1,300.00 per each =	\$	2,600.00
7. Temporary Cul-de-sac Pavement Behind Curb		
4 each @ \$ 3,750.00 per each =	\$	15,000.00

TOTAL PUNCH LIST ITEMS \$ 99,540.00

GradeCo Construction Company

Darrell R. Vaughn
 President

I concur with the evaluation of the remaining work.

Kevin Sterrett, PE PLS





IRREVOCABLE STANDBY LETTER OF CREDIT NO. 7160117-003
10/25/17

City of Lee's Summit
Finance Department
Attn: Conrad Lamb, Finance Director
220 SE Green Street
Lee's Summit, MO 64063
Issue Date: 10/25/17

Expiration Date: 10/25/18

We hereby issue our IRREVOCABLE STANDBY LETTER OF CREDIT ("Letter of Credit") in your favor for the account of Wood Family Development Inc. ("Obligee") for a maximum aggregate amount not exceeding ninety nine thousand five hundred forty dollars and no cents, (\$99,540) representing the following:

- Finish Grading: \$5000
- Sanitary Sewer Y Repair: \$2,000
- Sidewalk repair at bridge: \$500
- Seeding 10 acres @ \$1,200 per acre: \$12,000
- Storm Sewer: \$12,670
- Water Main: \$52,370
- Temporary Cul-de-sac Pavement behind curb: \$15,000

(See attached list for details) required for Wood Family Development Inc. Legacy Woods Subdivision Development ("Project") and according to Letter of Credit.

The City may draw upon this Letter of Credit upon written notification to the Bank that the Obligee has defaulted in its obligation to the City to construct, install and / or complete the development related Improvements required for the Project by 10/25/18 or if the Obligee has failed to post a new Letter of Credit or other sufficient security approved by the City's Director of Finance, prior to Initial Expiration Date, securing the construction, installation and / or completion of the Improvements.

The written notification shall be on official City letterhead, signed by the City Manager, the City's Finance Director, or other authorized official of the City. The amount of the Letter of Credit shall be reduced automatically by the amount of any draw hereunder. A copy of this Letter of Credit must accompany any presented documents.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon the presentation and delivery of documents as specified to us at the address specified above, no later than the Initial Expiration Date.

It is a condition of this Letter of Credit that it shall be deemed automatically extended, without amendment, for one year from the Initial Expiration Date hereof, unless at least 60 days prior to such date, we shall send you written notice, via certified mail, that we elect not to consider this Letter of Credit renewed for such additional one-year period.

This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 revision) for the International Chamber of Commerce, ICC Publication No. 500, and to the extent not inconsistent therewith the laws of the State of Missouri, including without limitation the Uniform Commercial Code in effect therein.

Bank 21

Lori Hudson, Senior Vice President

One W Washington St
Carrollton, MO 64633-1257
660-542-2000

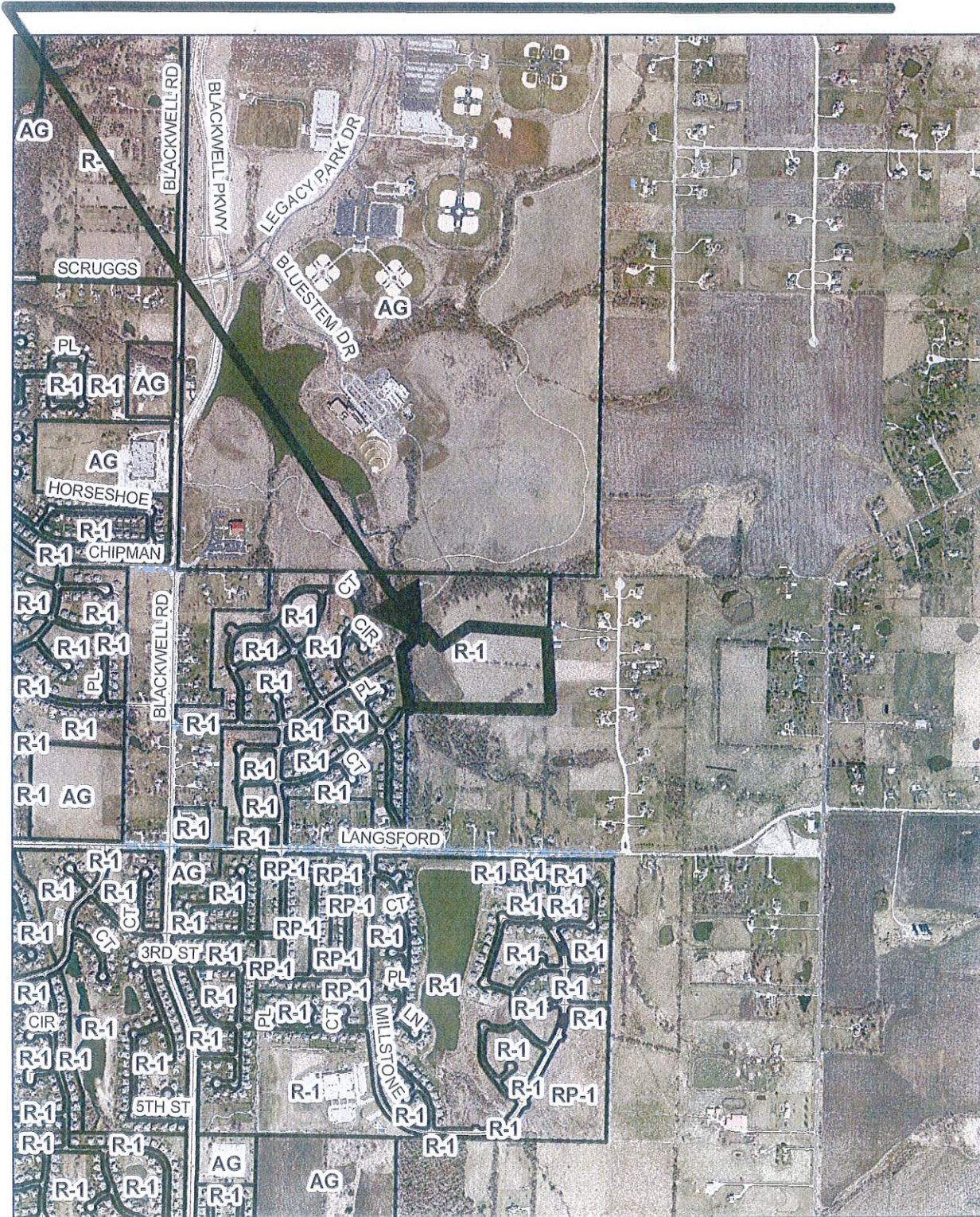
3301 SW Hwy Seven
Blue Springs, MO 64014-5305
816-220-0400

586 W Arrow St
Marshall, MO 65340-1970
660-886-6941

1650 E Broadway Blvd
Sedalia, MO 65301-4943
660-829-2000



**PL#2016-092 - FINAL PLAT- LEGACY WOOD 6TH PLAT
LOTS 200-245 AND TRACTS J, K & L
WOOD FAMILY DEVELOPMENT, INC., APPLICANT**



Packet Information

File #: BILL NO. 17-239, **Version:** 1

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "HIGHLAND MEADOWS, 4TH PLAT, LOTS 93-133 & TRACT F", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

(Note: First Reading by City Council on November 2, 2017 and passed by unanimous vote.)

Proposed City Council Motion:

I move for adoption of AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "HIGHLAND MEADOWS, 4TH PLAT, LOTS 93-133 & TRACT F", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

Committee Recommendation: On motion of Mr. DeMoro and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda as published at the January 12, 2016, Planning Commission meeting.

BILL NO. 17-239

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "HIGHLAND MEADOWS, 4TH PLAT, LOTS 93-133 & TRACT F", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2015-149, submitted by Highland Meadows Developers, LLC, requesting approval of the final plat entitled "Highland Meadows, 4th Plat, Lots 93-133 & Tract F", was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, the Planning Commission considered the final plat on January 12, 2016, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Highland Meadows, 4th Plat, Lots 93-133 & Tract F" is a subdivision in Section 10, Township 47, Range 32, in Lee's Summit, Missouri more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 3°03'26" EAST, ALONG THE WEST LINE THEREOF, 1345.83 FEET TO AN ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF HIGHLAND MEADOWS, FIRST PLAT, LOTS 1-50 AND TRACTS A & B, AS PER THE RECORDED PLAT THEREOF; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 67°18'00" EAST, 217.63 FEET; THENCE (2) NORTH 61°00'00" EAST, 100.00 FEET; THENCE (3) NORTH 45°24'00" EAST, 71.20 FEET; THENCE (4) SOUTH 54°48'00" EAST, 175.01 FEET TO THE BEGINNING OF A CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 34°22'00" EAST AND A RADIUS OF 345.00 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE, 75.67 FEET (THROUGH AN ANGLE OF 12°34'00"); THENCE (6) NORTH 21°48'00" EAST, 103.82 FEET; THENCE (7) SOUTH 48°00'00" EAST, 138.64 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 15°00'00" WEST, 78.60 FEET; THENCE SOUTH 26°56'00" EAST, 28.37 FEET; THENCE SOUTH 44°53'00" EAST, 71.49 FEET; THENCE SOUTH 33°57'00" WEST, 170.06 FEET TO THE BEGINNING OF A CURVE WITH AN INITIAL TANGENT BEARING OF NORTH 56°03'00" WEST AND A RADIUS OF 325.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, 17.50 FEET (THROUGH AN ANGLE OF 3°05'04"); THENCE SOUTH 37°02'04" WEST, 125.23 FEET; THENCE NORTH 45°10'38" WEST, 46.73 FEET; THENCE SOUTH 65°50'00" WEST, 47.81 FEET; THENCE SOUTH 81°30'52" WEST, 98.41 FEET; THENCE SOUTH 26°48'00" WEST, 63.00 FEET; THENCE SOUTH 16°33'00" WEST, 62.50 FEET; THENCE SOUTH 6°12'00" WEST, 72.00 FEET; THENCE SOUTH 10°15'00" EAST, 50.00 FEET TO THE BEGINNING OF A CURVE WITH AN INITIAL TANGENT BEARING OF SOUTH 79°45'00" WEST AND A RADIUS OF 325.00 FEET; THENCE WESTERLY ALONG SAID CURVE, 43.75 FEET (THROUGH AN ANGLE OF 7°42'44"); THENCE SOUTH 0°22'00" EAST, 120.67 FEET; THENCE SOUTH 3°14'02" WEST, 127.15 FEET; THENCE SOUTH 2°47'00" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE WITH AN INITIAL TANGENT BEARING OF NORTH 87°13'00" WEST; THENCE WESTERLY ALONG SAID CURVE, 9.84 FEET (THROUGH AN ANGLE OF 1°19'38"); THENCE SOUTH 2°48'00" WEST, 120.59 FEET; THENCE NORTH 88°54'43" EAST, 149.12 FEET; THENCE SOUTH 87°51'19" EAST, 74.00 FEET; THENCE SOUTH 73°08'56"

BILL NO. 17-239

EAST, 76.31 FEET; THENCE SOUTH 1°49'29" WEST, 121.61 FEET; THENCE SOUTH 2°48'00" WEST, 169.93 FEET; THENCE NORTH 87°12'00" WEST, 586.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.11 ACRES OR 614,744 SQUARE FEET

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Highland Meadows, 4th Plat, Lots 93-133 & Tract F".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Planning and Special Projects, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon the Director of Public Works certifying to the Director of Planning and Special Projects and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 16.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor has, in accordance with Section 16.340 of the UDO, deposited an irrevocable **letter of credit** to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

BILL NO. 17-239

SECTION 7. That the final plat substantially conforms to the approved preliminary plat and to all applicable requirements of the Code.

SECTION 8. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Highland Meadows, 4th Plat, Lots 93-133 & Tract F" attached hereto and incorporated herein by reference.

SECTION 9. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2017.

Mayor Randall L. Rhoads

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said City this ____ day of _____, 2017.

Mayor Randall L. Rhoads

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

LEE'S SUMMIT PLANNING COMMISSION ACTION LETTER

Tuesday, January 12, 2016

OPENING ROLL CALL:

Mr. Jason Norbury, Chair	Present	Mr. Mike Ekey	Absent
Ms. Colene Roberts, Vice Chair	Present	Mr. Frank White III	Absent
Mr. Beto Lopez	Present	Mr. Fred DeMoro	Present
Mr. Donnie Funk	Present	Mr. Fred Delibero	Absent
Mr. Nate Larson	Absent		

Also present were: Hector Soto, Jr., Planning Division Manager; Christina Stanton, Senior Planner; Kent Monter, Development Engineering Manager; Trevor Stiles, Chief of Litigation; Jim Eden, Assistant Fire Chief II and Kim Brennan, Administrative Assistant.

1. APPROVAL OF AGENDA:

PLANNING COMMISSION ACTION: On motion of Mr. DeMoro and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the Agenda as published.

CONSENT AGENDA

- A. **Appl. #PL2015-149 – FINAL PLAT** – Highland Meadows, 4th Plat, Lots 93-133 and Tract F; Highland Meadows Developers, LLC, applicant
- B. **Appl. #PL2015-172 – VACATION OF EASEMENT** – 4404 NE Shadow Valley Cir; Wyss Home Building, LLC, applicant
- C. **Appl. #PL2015-184 – FINAL PLAT** – Mill Creek of Summit Mill, 5th Plat, Lots 172-176 and Tract F-1; Engineering Solutions LLC, applicant
- D. **Appl. #PL2015-185 – FINAL PLAT** – Madison Park, Lots 202B, 203C & Tract XX; Engineering Solutions LLC, applicant
- E. **Minutes** of the December 8, 2015, Planning Commission meeting

PLANNING COMMISSION ACTION: On motion of Mr. DeMoro and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **APPROVE** the Consent Agenda as published

PUBLIC HEARINGS:

- 2. **Appl. #PL2015-162 – SPECIAL USE PERMIT renewal for a nursing home** – Lee's Summit Pointe Health & Rehabilitation, 1501 SW 3rd St; Husch Blackwell LLP, applicant

PLANNING COMMISSION ACTION: On motion of Mr. DeMoro and seconded by Ms. Roberts the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of Appl. #PL2015-162 – SPECIAL USE PERMIT renewal for a nursing home – Lee's Summit Pointe Health & Rehabilitation, 1501 SW 3rd St; Husch Blackwell LLP, applicant, subject to staff's letter, dated January 8, 2016, recommendation item 1.

3. **Appl. #PL2015-179 – REZONING from PMIX and CP-2 TO CP-2 and PRELIMINARY DEVELOPMENT PLAN** – approximately 22 acres located at the northwest corner of NE Colbern Rd and NE Town Centre Blvd for the proposed Cable Dahmer Kia; SML Acquisitions, LLC, applicant (*continued to a date certain of February 9, 2016, at the applicant's request*)
4. **Appl. #PL2015-181 – SPECIAL USE PERMIT for automobile sales and major automotive repair** – Cable Dahmer Kia, located at the northwest corner of NE Colbern Rd and NE Town Centre Blvd; SML Acquisitions, LLC, applicant (*continued to a date certain of February 9, 2016, at the applicant's request*)
5. **Appl. #PL2015-183 – STREET NAME CHANGE** – proposed NE Jamestown Drive (change from NE Bowlin Road), the ¼-mile long north-south segment of NE Bowlin Road located north of the future Monticello residential subdivision; Engineering Solutions LLC, applicant (*continued to a date certain of January 26, 2016, at the applicant's request*)
6. **Appl. #PL2015-187 - REZONING from AG to R-1** – approximately 52 acres located at the northeast corner of SW Pryor Rd and SW County Line Rd for the proposed Stoney Creek Estates West subdivision; Engineering Solutions LLC, applicant (*continued to a date certain of February 9, 2016, at the applicant's request*)
7. **Appl. #PL2015-190 – VACATION OF RIGHT-OF-WAY** – an approximately 1/5-mile section of NE Bowlin Rd generally located at the east terminus of NE Bowlin Rd, immediately north of the future Monticello residential subdivision; Engineering Solutions LLC, applicant (*withdrawn at the applicant's request*)

OTHER AGENDA ITEMS: None

PUBLIC COMMENTS - None

ROUNDTABLE - None

ADJOURNMENT – Meeting adjourned at 5:15 p.m.



IRREVOCABLE LETTER OF CREDIT

BENEFICIARY
City of Lee's Summit
Finance Department
220 SE Green Street
Lee's Summit, MO

FOR ACCOUNT OF
Highland Meadows Developers, LLC
16500 S State Rt 291 Hwy
Greenwood, MO 64034

IRREVOCABLE STANDBY LETTER OF CREDIT #: 55614

ISSUE DATE: October 25, 2017

INITIAL EXPIRATION DATE: October 25, 2018

We hereby establish in your favor our Irrevocable Standby Letter of Credit ("Letter of Credit") in your favor for the account of Highland Meadows Developers, LLC, for a maximum aggregate amount not exceeding Four thousand Five hundred and no/100 (\$4,500.00) representing the following:

Offsite Sewers – Highland Meadows, Phase IV

The City may draw upon this Letter of Credit upon written notification to the Bank that the Obligee has defaulted in its obligation to the City to construct, install and/or complete the development related Improvements required for the Project by October 25, 2018 ("Initial Expiration Date") or if the Obligee has failed to post a new Letter of Credit or other sufficient security approved by the City's Director of Finance, prior to Initial Expiration Date, securing the construction, installation and/or completion of the Improvements.

The written notification shall be on official City letterhead, signed by the Mayor, the City's Finance Director, or other authorized official of the City. The amount of the Letter of Credit must accompany any presented documents.


We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon presentation and delivery of documents as specified to us at Lead Bank, 9019 S Highway 7, Lee's Summit, MO 64064.

It is a condition of this Letter of Credit that it shall be deemed automatically extended, without amendment, for one year from the Initial Expiration Date hereof, unless at least 60 days prior to such date, we shall send you written notice, via certified mail, that we elect not to consider this Letter of Credit renewed for such additional one-year period.



This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits, 2007 Revision, for the International Chamber of Commerce Publication Number, ICC 500, and to the extent not inconsistent therewith the laws of the State of Missouri, including without limitation the Uniform Commercial Code in effect therein.

Sincerely,



Greg Bynum
President

**HIGHLAND MEADOWS 4TH PLAT
ENGINEER'S ESTIMATE OF WORK - SUBSTANTIAL COMPLETION
HIGHLAND MEADOWS DEVELOPERS, LLC - LEE'S SUMMIT, MO**

October 25, 2017

Item No.	Description	Quantity	Unit	Unit Price \$	Price \$	% complete	Amount for Letter of Credit
PUBLIC INFRASTRUCTURE CONSTRUCTION							
<u>Grading & Roads</u>							
1.	Permanent Seeding	5	AC	\$ 1,200	\$ 5,400	0%	\$ 5,400
2.	KCP&L Asphalt Repair	1	L.S.	\$ 8,735	\$ 8,735	0%	\$ 8,735
SUBTOTAL GRADING & ROADS							
						Credit	
						Subtotal	\$ 14,135
<u>Offsite</u>							
3.	Street Sign Repair	1	EA	\$ 500	\$ 500	0%	\$ 500
4.	Sod	1	L.S.	\$ 2,500	\$ 2,500	0%	\$ 2,500
5.	Asphalt Cart Path	150	SF	\$ 10	\$ 1,500	0%	\$ 1,500
SUBTOTAL OFFSITE							
						Credit	
						Subtotal	\$ 4,500
PUBLIC INFRASTRUCTURE TOTAL:						\$ 14,135	Total \$ 18,635



PROPERTY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON BAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE NORTH 3°03'28" EAST, ALONG THE WEST LINE THEREOF, 1345.83 FEET TO AN ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF HIGHLAND MEADOWS, FIRST PLAT, LOTS 1-50 AND TRACTS A & B, AS PER THE RECORDED PLAT THEREOF; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 67°16'09" EAST, 217.63 FEET; THENCE (2) NORTH 61°00'00" EAST, 100.00 FEET; THENCE (3) NORTH 37°04'00" EAST, 123.23 FEET; THENCE (4) SOUTH 16°57'38" WEST, 46.73 FEET; THENCE (5) SOUTH 26°46'00" WEST, 63.00 FEET; THENCE (6) SOUTH 63°30'00" WEST, 62.50 FEET; THENCE (7) WEST, 72.00 FEET; THENCE SOUTH 10°15'00" EAST, 50.00 FEET TO THE BEGINNING OF A CURVE WITH AN INITIAL TANGENT BEARING OF SOUTH 79°45'00" WEST AND A RADIUS OF 325.00 FEET; THENCE WESTERLY ALONG SAID CURVE, 43.75 FEET (THROUGH AN ANGLE OF 7°42'44"); THENCE SOUTH 0°22'00" EAST, 120.67 FEET; THENCE SOUTH 3°14'02" WEST, 127.15 FEET; THENCE SOUTH 2°47'00" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE WITH AN INITIAL TANGENT BEARING OF NORTH 87°13'00" WEST; THENCE WESTERLY ALONG SAID CURVE, 93.84 FEET (THROUGH AN ANGLE OF 1°19'38"); THENCE SOUTH 2°48'00" WEST, 120.59 FEET; THENCE NORTH 88°54'43" EAST, 148.12 FEET; THENCE SOUTH 87°51'19" WEST, 120.59 FEET; THENCE SOUTH 73°08'59" WEST, 170.51 FEET; THENCE SOUTH 69°58'58" WEST, 121.01 FEET; THENCE SOUTH 4°50'00" WEST, 105.93 FEET; THENCE NORTH 91°12'00" WEST, 586.59 FEET TO THE POINT OF BEGINNING. CONTAINING 14.11 ACRES OR 614,744 SQUARE FEET

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

" HIGHLAND MEADOWS 4TH PLAT, LOTS 93 THRU 133 & TRACT F "

STREETS: THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, INSTALL, MAINTAIN, OPERATE AND REPAIR THE LOCATION, CONDUCTION AND MAINTENANCE OF POWER, TELEPHONE, CABLE TELEVISION, TELEVISION, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 52.188, RSMo, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES (B.L.) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREAS:

TRACT F IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE GOVERNANTS CONDITIONS AND RESTRICTIONS. REFER TO THE RESTRICTIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR

IN WITNESS WHEREOF:

HIGHLAND MEADOWS DEVELOPERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____, A.D., 2016.

HIGHLAND MEADOWS DEVELOPERS, LLC

RICHARD D. MATHER, MANAGING MEMBER

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, A.D., 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD D. MATHER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT HE IS A MEMBER OF HIGHLAND MEADOWS DEVELOPERS, LLC, AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

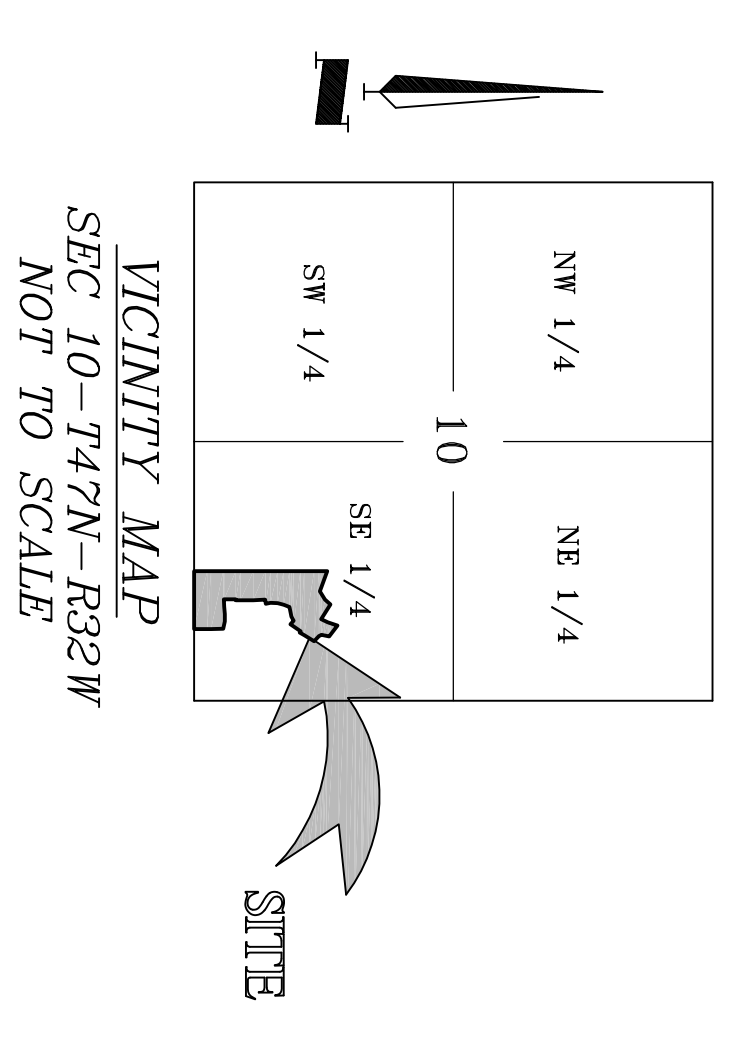
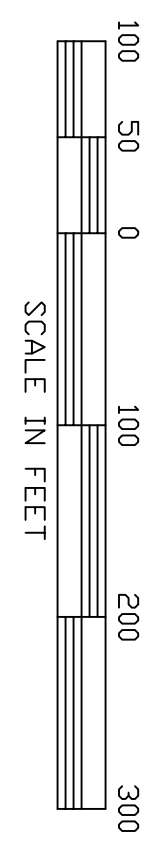
MY COMMISSION EXPIRES _____

FINAL PLAT OF
HIGHLAND MEADOWS 4TH PLAT
LOTS 93 THRU 133 & TRACT F
BEING IN THE SE 1/4 OF SECTION 10, T.47N, R.32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



BHW CONSULTING, INC.
DOC. NO. 2006B001138

FUTURE DEVELOPMENT



CITY OF LEE'S SUMMIT:
MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF

" HIGHLAND MEADOWS 4TH PLAT, LOTS 93 THRU 133 & TRACT F "

WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 2016, BY ORDINANCE NO. _____

RANDALL L. RHODDS DATE DENISE R. CHISWAL, MMC DATE
MAYOR CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E. DATE
CITY ENGINEER

APPROVED: PLANNING & CODES ADMINISTRATION

ROBERT G. MCKAY, AICP DATE JACKSON COUNTY: _____
DIRECTOR

APPROVED: PLANNING COMMISSION

FRED DEMORO DATE JACKSON COUNTY GIS DEPARTMENT DATE
SECRETARY

SURVEYOR'S DECLARATION:

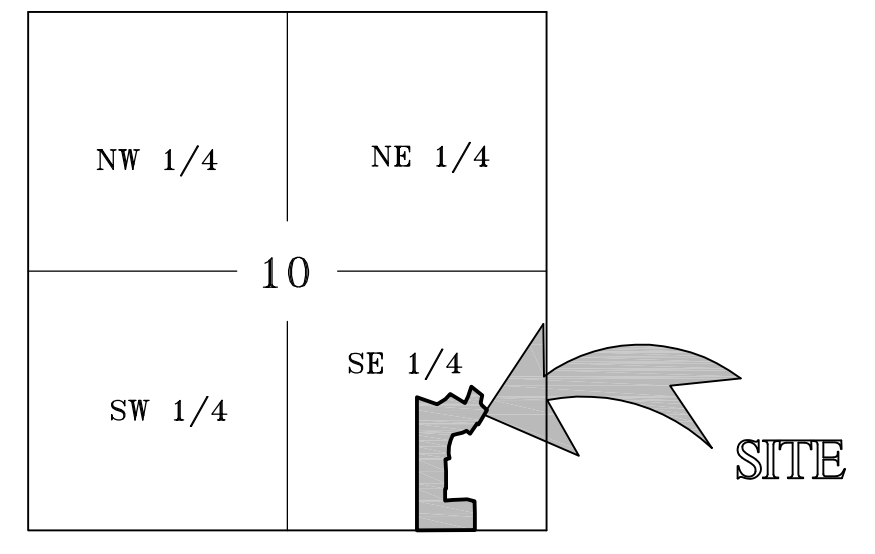
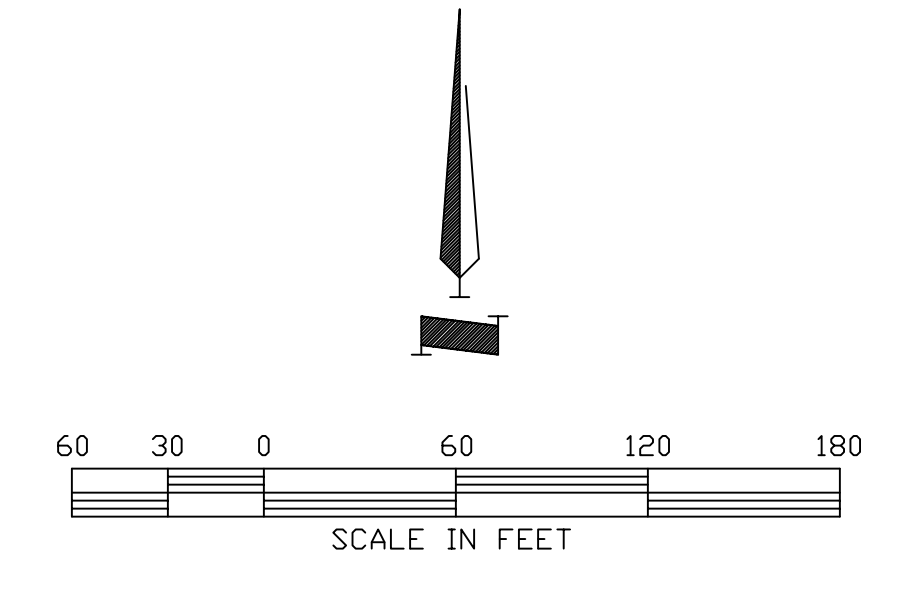
I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAKLE, PLS-20071001917 DATE

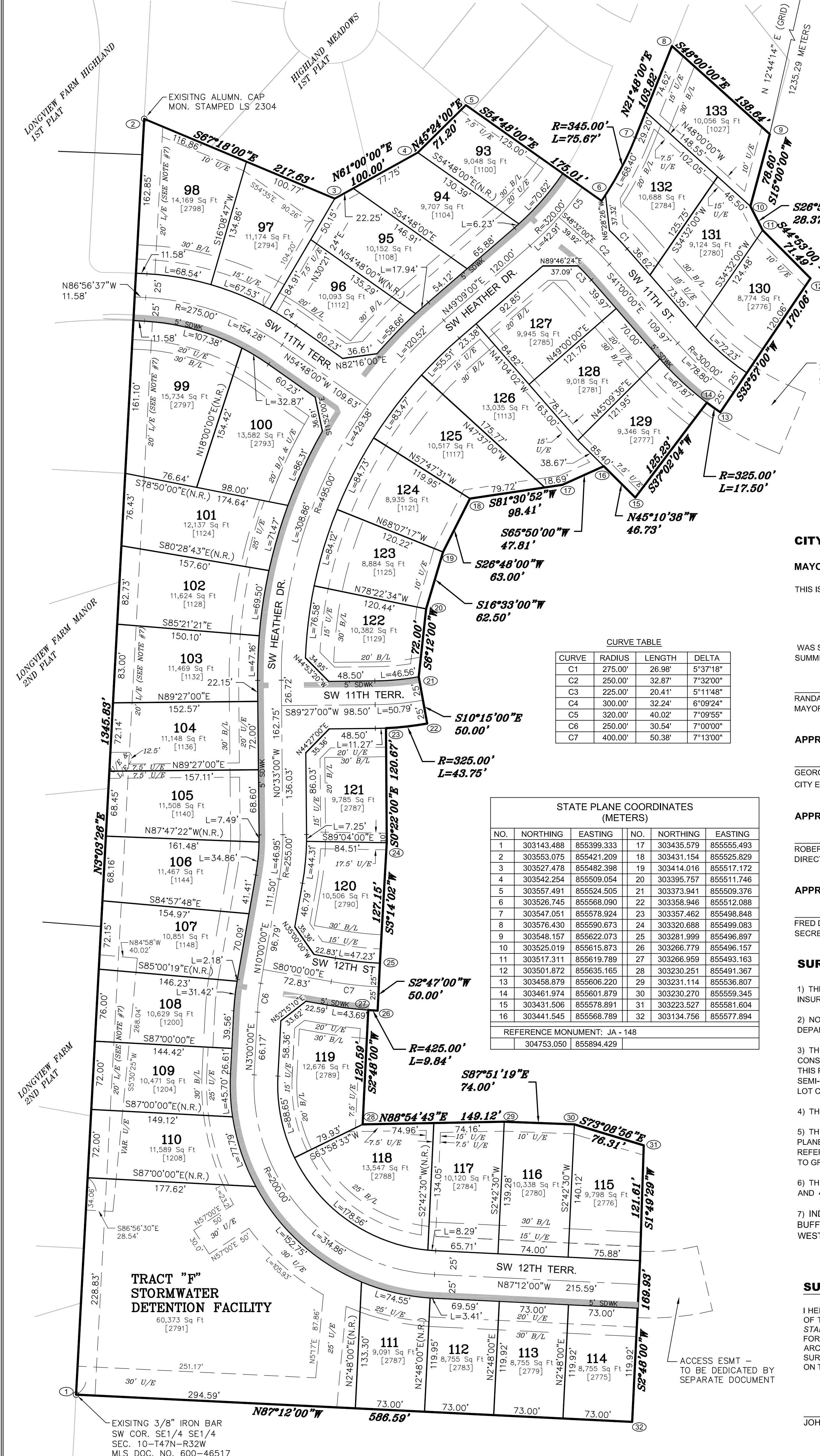
PROJECT NO. 264875	DATE 1 of 2	NO. DATE BY REVISION	EXTERNAL REFERENCE	IMAGE REFERENCE
FINAL PLAT HIGHLAND MEADOWS 4TH PLAT LOTS 93 THRU 133 & TRACT F LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		DATE: _____ DRAWN BY: JRF CHECKED BY: JRY		
HIGHLAND MEADOWS DEVELOPERS, LLC 16500 S. STATE ROAD 291 GREENWOOD, MISSOURI 64034		 HDR ENGINEERING, INC. 3741 N.E. TRIGON DRIVE LEE'S SUMMIT, MO 64064 816-347-1100 • FAX 816-347-1197		

FINAL PLAT OF HIGHLAND MEADOWS 4TH PLAT LOTS 93 THRU 133 & TRACT F

BEING IN THE SE 1/4 OF SECTION 10, T.47N, R.32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC 10-T47N-R32W
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	275.00'	26.98'	5°37'18"
C2	250.00'	32.87'	7°32'00"
C3	225.00'	20.41'	5°11'48"
C4	300.00'	32.24'	6°09'24"
C5	320.00'	40.02'	7°09'55"
C6	250.00'	30.54'	7°00'00"
C7	400.00'	50.38'	7°13'00"

STATE PLANE COORDINATES
(METERS)

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	303143.488	855399.333	17	303435.579	855555.493
2	303553.075	855421.209	18	303431.154	855525.829
3	303527.478	855482.398	19	303414.016	855517.172
4	303542.254	855509.054	20	303395.757	855511.746
5	303557.491	855524.505	21	303373.941	855509.376
6	303526.745	855568.090	22	303358.946	855512.088
7	303547.051	855578.824	23	303357.462	855498.848
8	303576.430	855590.673	24	303320.688	855498.083
9	303548.157	855622.073	25	303281.999	855496.897
10	303525.019	855615.873	26	303266.779	855496.157
11	303517.311	855619.789	27	303266.959	855493.163
12	303501.872	855635.165	28	303230.251	855491.367
13	303458.879	855606.220	29	303231.114	855536.807
14	303461.974	855601.879	30	303230.270	855559.345
15	303431.506	855578.891	31	303223.527	855581.604
16	303441.545	855568.789	32	303134.756	855577.894

REFERENCE MONUMENT: JA - 148
304753.050 855894.429

LEGEND

B/L BUILDING LINE
N.R. NON-RADIAL BEARING
S.F. SQUARE FEET
U/E UTILITY EASEMENT
D/E PRIVATE DRAINAGE EASEMENT
L/E LANDSCAPE EASEMENT
X STATE PLANE COORDINATE

CITY OF LEE'S SUMMIT:
MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF
" HIGHLAND MEADOWS 4TH PLAT, LOTS 93 THRU 133 & TRACT F "

WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 2016, BY ORDINANCE NO. _____

RANDALL L. RHOADS DATE DENISE R. CHISUM, MMC DATE
MAYOR CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING
GEORGE M. BINGER III, P.E. DATE
CITY ENGINEER

APPROVED: PLANNING & CODES ADMINISTRATION
ROBERT G. MCKAY, AICP DATE
DIRECTOR

APPROVED: PLANNING COMMISSION
FRED DEMORO DATE
SECRETARY

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 29095C0293F, DATED SEPTEMBER 29TH, 2006.
- NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATION PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED AUGUST 2014.
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER.
SEMI-PERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "HDR INC" SET AT ALL LOT CORNERS. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- THE PROPERTY IS ZONED R-1.
- THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING JACKSON COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS JA-148 (2003 ADJUSTMENT) AND ARE MODIFIED FROM STATE PLANE TO GROUND COORDINATES BY APPLYING A GRID SCALE FACTOR OF 0.9999020.
- THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE BUFFER WITHIN THE 20' TREE PRESERVATION AND LANDSCAPE EASEMENT ALONG THE WEST PROPERTY LINE.

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

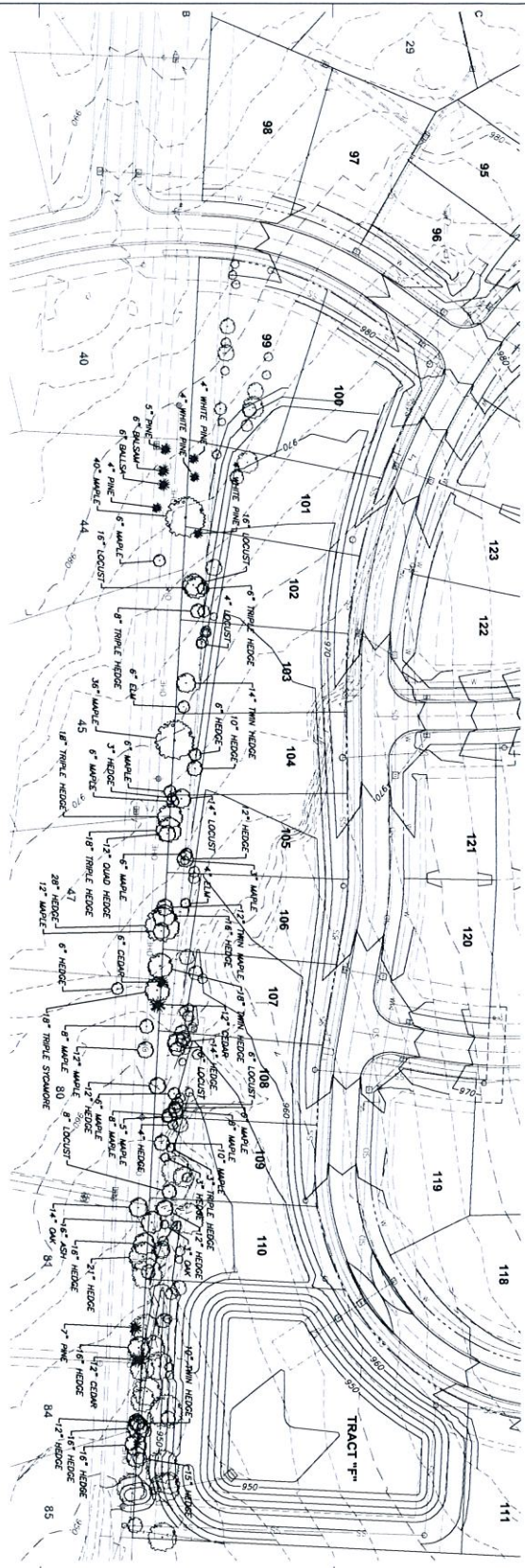
JOHNNY YAKLE, PLS-2001001917 DATE

DRAWING NO. 204875 SCALE: AS SHOWN	FINAL PLAT HIGHLAND MEADOWS 4TH PLAT LOTS 93 THRU 133 & TRACT F LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	 HDR ENGINEERING, INC. 3741 N.E. TROON DRIVE LEE'S SUMMIT, MO 64064 816-347-1100 • FAX 816-347-1197	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> <th>EXTERNAL REFERENCE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-02-2015</td> <td>JFU</td> <td>REVISIONS PER CITY COMMENTS</td> <td></td> </tr> <tr> <td>2</td> <td>11-16-2015</td> <td>JFU</td> <td>ADDED UTILITY EASEMENT ON LOTS 105-110 & TRACT F</td> <td></td> </tr> <tr> <td>3</td> <td>10-19-2017</td> <td>JFU</td> <td>ADDED UTILITY EASEMENTS</td> <td></td> </tr> </tbody> </table>	NO.	DATE	BY	REVISION	EXTERNAL REFERENCE	1	11-02-2015	JFU	REVISIONS PER CITY COMMENTS		2	11-16-2015	JFU	ADDED UTILITY EASEMENT ON LOTS 105-110 & TRACT F		3	10-19-2017	JFU	ADDED UTILITY EASEMENTS	
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HIGHLAND MEADOWS DEVELOPERS, LLC 16500 S. STATE ROAD 291 GREENWOOD, MISSOURI 64034																							

Planning & Codes Admin

RECEIVED
DEC 17 2015

- LEGEND**
- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED



PROJECT FOR
HIGHLAND MEADOWS DEVELOPERS, LLC
 16500 S STATE RD 291
 GREENWOOD, MO 64034
 816.763.3400

HIGHLAND MEADOWS 4TH PLAT
 LEE'S SUMMIT, MISSOURI

MARK	DATE	DESCRIPTION
A	12/8/15	CITY SUBMITTAL

PROJECT NUMBER	DATE
16500S	12/8/2015

PROJECT MANAGER	PROJECT ENGINEER	CAD TECHNOLOGIAN
DAN MORGENTHAU	JAYLA TOLSON	KAITI WALSH



SHEET NAME
EXISTING VEGETATION

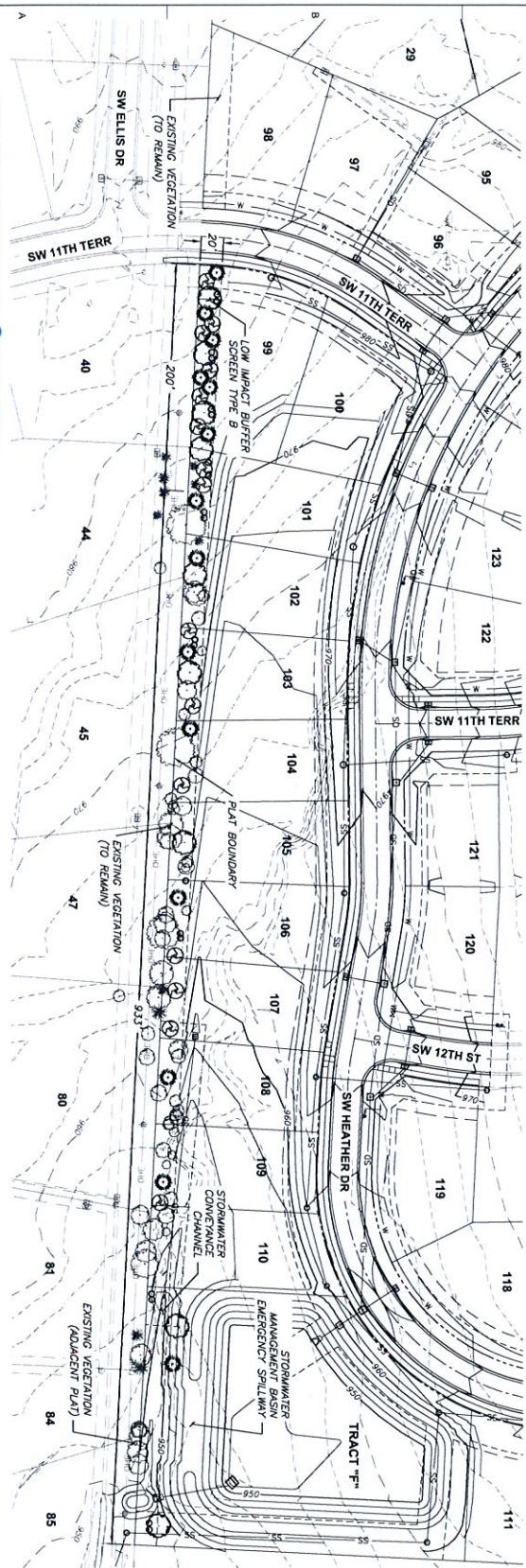


SHEET NUMBER
04L-01

FILE NAME | L:\msh\p\04l-01.dwg
 CONSTRUCTION DOCUMENTS

LANDSCAPE MATERIALS			
SYMBOL	SIZE	QTY.	BOTANICAL/Common Name
	3"	15	GERNIS CAMDENNIS/ EASTERN REDBUD
	3"	9	ACE SACCCHARUM 'LEAGHY'/ LEOCHT SÜPER MAPLE
	8"	14	JUNIPERUS VIRGINIANA/ RED CEDAR
	3-5 GAL.	13	JUNIPERUS CHINENSIS 'SEAGREEN'/ SEAGREEN JUNIPER
	3-5 GAL.	6	BUXUS SERRATERRIS 'WINTER GEM'/ WINTER GEM BOXWOOD

LANDSCAPE CALCULATIONS	
20-FT WIDE LOW IMPACT BUFFER	LOW IMPACT BUFFER PLANTINGS
TOTAL LENGTH = 200 LF	AREA = 4,000 SF
SCREEN B TREES: 1/1000 SF	REQUIRED 4
SHADE TREES: 1/300 SF	8
ORNAMENTAL TREES: 1/300 SF	8
SHRUBS: 1/300 SF	8
THE FOLLOWING PLANTINGS SHALL BE PLANTED ALONG THE REMAINING 933-FT OF THE WEST PROPERTY LINE AS INDICATED BELOW TO PROVIDE A LOW IMPACT BUFFER FROM A COMBINATION OF EXISTING AND NEW VEGETATION.	
SHADE TREES: 5	PROVIDED 4
ORNAMENTAL TREES: 2	8 (2 EXISTING)
SHRUBS: 11	8



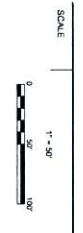
PROJECT FOR
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 816.763.3400

HIGHLAND MEADOWS 4TH PLAT
 LEE'S SUMMIT, MISSOURI

A.	DATE	CITY SUBMITTAL
MARK	DATE	DISCUSSION
PROJECT NUMBER	DATE	
ORIGINAL ISSUE	PREPARED BY	DATE
PROJECT MANAGER	DATE	
PROJECT ENGINEER	DATE	
LANDSCAPE ARCHITECT	DATE	



SHEET NAME
LANDSCAPE PLAN



SHEET NUMBER
04L-02

FILE NAME | Landscaping.dwg
 CONSTRUCTION DOCUMENTS

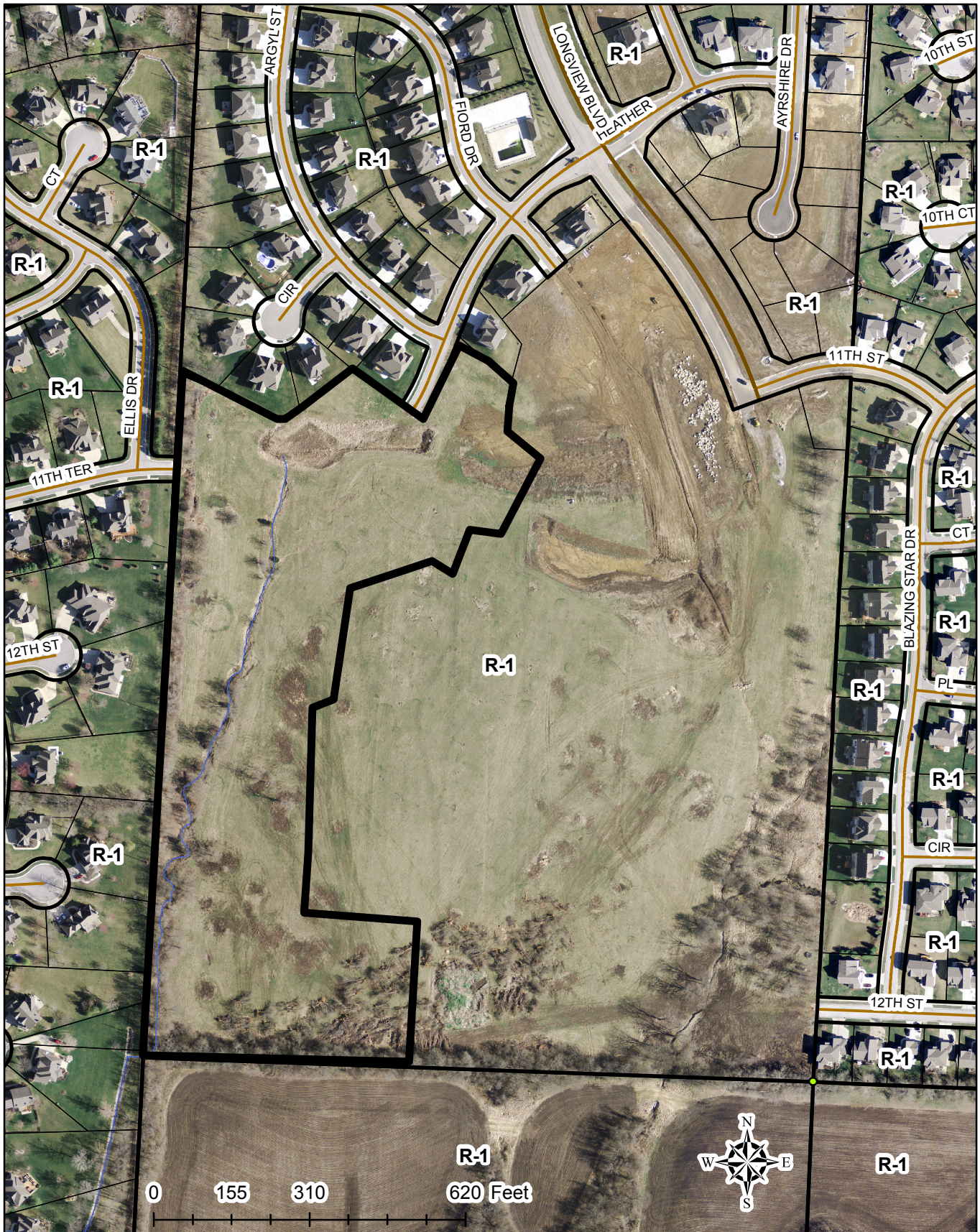
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DEC 17 2015

Planning & Codes Admin

#PL2015-149 -- FINAL PLAT

Highland Meadows, 4th Plat, Lots 93-133 & Tract F
Highland Meadows Developers, LLC, applicant



Packet Information

File #: 2017-1638, **Version:** 1

A RESOLUTION CONFIRMING THE APPOINTMENT OF MS. PATRICIA FOWLER ARCURI AS CITY CLERK, EFFECTIVE NOVEMBER 18, 2017, IN ACCORDANCE WITH PROVISIONS IN THE LEE'S SUMMIT CITY CHARTER, SECTION 3.9. CITY CLERK.

Proposed City Council Motion:

I move to adopt A RESOLUTION CONFIRMING THE APPOINTMENT OF MS. PATRICIA FOWLER ARCURI AS CITY CLERK, EFFECTIVE NOVEMBER 18, 2017, IN ACCORDANCE WITH PROVISIONS IN THE LEE'S SUMMIT CITY CHARTER, SECTION 3.9. CITY CLERK.

Background:

Section 3.9. City Clerk, of the Lee's Summit City Charter states the City Manager shall appoint a City Clerk with the advice and consent of a majority of the entire Council.

Due to the retirement of Ms. Denise Chisum, City Clerk, the City Manager desires to appoint Ms. Patricia Fowler Arcuri, Deputy City Clerk, to the position of City Clerk.

The appointment of Ms. Fowler Arcuri was submitted to the Mayor and City Council for consideration and, after due consideration, the Council consented to the proposed appointment.

RESOLUTION NO. 17-15

A RESOLUTION CONFIRMING THE APPOINTMENT OF MS. PATRICIA FOWLER ARCURI AS CITY CLERK, EFFECTIVE NOVEMBER 18, 2017, IN ACCORDANCE WITH PROVISIONS IN THE LEE'S SUMMIT CITY CHARTER, SECTION 3.9. CITY CLERK.

WHEREAS, Section 3.9. City Clerk, of the Lee's Summit City Charter states the City Manager shall appoint a City Clerk with the advice and consent of a majority of the entire Council; and,

WHEREAS, due to the retirement of Ms. Denise Chisum, City Clerk, the City Manager desires to appoint Ms. Patricia Fowler Arcuri, Deputy City Clerk, to the position of City Clerk; and,

WHEREAS, the appointment of Ms. Fowler Arcuri was submitted to the Mayor and City Council for consideration and, after due consideration, the Council consented to the proposed appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the City Council hereby expresses advice and consent to the appointment of Ms. Patricia Fowler Arcuri to serve as City Clerk, effective November 18, 2017.

SECTION 2. That as City Clerk, Ms. Fowler Arcuri shall perform all duties required by law, by City Charter, by ordinance and by the City Manager, as set out in Section 3.9 of the City Charter.

SECTION 3. That this resolution shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED AND APPROVED by the City Council for the City of Lee's Summit, Missouri, and APPROVED by the Mayor of said City this _____ day of _____, 2017.

Mayor Randall L. Rhoads

ATTEST:

City Clerk Denise R. Chisum

APPROVED AS TO FORM:

City Attorney Brian W. Head



Packet Information

File #: 2017-1640, **Version:** 1

Swearing in of City Clerk