

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, April 15, 2016

To:

Applicant: ENGINEERING SOLUTIONS MSCHLICHT@ES-KC.COM (816) 623-9849

Property Owner: Troy Bellah troy@bellahhomes.com <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016062

Application Type: Final Plat

Application Name: Monticello 2nd Plat

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, May 03, 2016 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 05/24/2016 05:00 PM: **05/24/2016 12:00 AM**

City Council Ordinance 06/02/2016 06:15 PM: **06/02/2016 12:00 AM**

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.

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 Permitting and Plan Review Division of the Codes Administration Department at 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 Planning and Development and the Codes Administration departments. 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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Label the square footage of Tract F.
2. Make a note or an asterisk* on the individual lots indicating there is a special note regarding limited access (i.e. Lots 53,44, and 67).
3. Provide tic marks to indicate where the lot dimensions begin and end for those lots that have multiple dimensions along the boundaries of the lot.
4. Label the U/E along the Goshon Drive frontage of Lot 67.
5. What is P/E as labeled on Lot 43? Please define this in the note section of the plat.
6. 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.
7. A final plat shall be approved and recorded (with 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.
8. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required sanitary sewer and road 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.
9. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.
10. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
11. Provide the distance, bearings, and curve information for the north plat boundary.
12. Provide the State Plane Coordinates for the Plat Boundary.
13. FYI. The addressing for the first plat and second plat are underway. I will forward to you under separate cover.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments