

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 29, 2016

**To:**

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

**Property Owner:** SILVERSTONE      <NO FAX NUMBER>  
DEVELOPMENT LLC

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

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2016118

**Application Type:** Final Plat

**Application Name:** MONTICELLO, 3RD PLAT, LOTS 69-108 & TRACTS G-I

**Location:**

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**Tentative Schedule**

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

Planning Commission Meeting 08/23/2016 05:00 PM:      **08/23/2016**

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**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.

- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

## **Excise Tax**

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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 Planning and Codes Administration Department at 816-969-1200.

## **Voluntary Residential Development Surcharge**

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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 Codes Administration Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

## **Analysis of Final Plat:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections

15. Revise the sidewalk note to reference the portion of sidewalk along NE Freehold Drive that extends north beyond the Lot 92.

14. On the western property lines, label the building line and easement for Lot 77.

13. 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.

12. 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.

11. 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.

10. Please reference the Missouri State Plane Coordinates for this plat. The table provided is the same table listed on Monticello, 2nd Plat, is that accurate? Also, the points are not referenced on this plat (Monticello, 3rd Plat).

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.

8. Addressing is underway for the 2nd and 3rd Plats. I will forward to you by separate cover.

7. 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.

6. Revise the plat title to reflect 3rd Plat.

5. Provide additional detail in the location map.

4. The builders are required to put in a minimum of three evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for evergreen trees, 3" caliper for ornamental and 2 gallon container for shrubs).

3. At the time of NE Jamestown Drive (and NE Gateway Drive) are constructed, both roads shall connect to the existing roads within Lake Ridge Meadows and Dalton's Ridge subdivisions. This will require street construction outside the plat boundary.

2. Label the NE orientation for Jamestown Drive.

1. Revise Note #2 to restrict the access for those lots fronting NE Jamestown Drive. Indicate on Lots 77, 78, 88, and 89 with an asterisk to correlate with this note.

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**Engineering Review**

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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4. Please be aware that additional comments related to this plat may be forthcoming after a review is completed on the engineering plans for Monticello 3rd Plat-Street, Stormwater, Master Drainage Plan, Sanitary Sewer Plan, and Water Line Plan. This review is scheduled to be completed by July 11, 2016.

3. The storm line between Lot 100 and Lot 101 does not appear to match the geometry shown on Monticello 2nd Plat or Monticello 1st Plat. Monticello 1st Plat and Monticello 2nd Plat appear to show the field inlet at the corner of Lot 25 and Lot 26, Monticello 1st Plat, with no common area Tract between the field inlet and the two lots in question. Monticello 3rd (i.e., this plat) appears to show the field inlet in at this location, but a common area Tract is shown between the Lot 101 and Lot 100. Please reconcile.

2. The off-site sanitary sewer easement shown extending to the northwest of Lot 103 and Lot 102 does not follow the utility plan shown in the approved Preliminary Plat. If this alignment is used, then sanitary sewers will be between homes, across common area tracts, and difficult to maintain. It is also a violation of the Design and Construction Manual.

1. Lot corners must be chamfered rather than curvilinear. This will allow for an easier ADA-ramp installation.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Revise Note #2 to restrict the access for those lots fronting NE Jamestown Drive. Indicate on Lots 77, 78, 88, and 89 with an asterisk to correlate with this note.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The sanitary sewer easement for off-site installation to the northwest of Lot 102 is shown, along with a blanket easement across Tract G. It does not appear that a compelling reason was given for installation of these sanitary sewers within the rear and side yards. We have spoken with Water Utilities, and although this was allowed for Monticello 2nd Plat, they will not allow it for the 3rd Plat.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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