
PLANNING AND DEVELOPMENT**Final Plat
Applicant's Letter**

Date: Friday, June 03, 2016

To:

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

Property Owner: GRIFFIN RILEY LINDSEY@SUMMITCUSTOMHOMESKC.C (816) 246-2662
INVESTMENTS LLC OM

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

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016104

Application Type: Final Plat

Application Name: THE MANOR AT STONEY CREEK, 2ND PLAT, LOTS 42-81 & TRACTS C-E

Location:

Tentative Schedule

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

Planning Commission Meeting 07/12/2016 05:00 PM:

07/12/2016 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.

Electronic Plans for Re-submittal

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections

1. 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.

2. Sheet 1 of the final plat application was not signed by the property owner. In addition the notarized ownership affidavit form was not submitted.

3. Submit the single-family compatibility form for this plat.

4. A final plat shall be approved and recorded 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.

5. 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.

6. Within the signature block area, revise George Binger's name to read: George M. Binger III, P.E., City Engineer. Also, add the letters MMC to Denise Chisum's name.
7. Along the western boundary of the plat, label the 10-foot by 400-foot area that is to be dedicated as Right-of-Way as part of this plat.
8. Label the SW orientation for Pryor Road.
9. FYI. The addressing for the first plat and second plat are underway. I will forward to you under separate cover.
10. In the sidewalk dedication paragraph add a sentence addressing the sidewalk along the unplatted portion just west of Lot 56 (would be built as part of the construction of infrastructure).
11. Provide the State Plane Coordinates for the Plat boundary.
12. Provide tic marks to indicate the dimension locations/distances for all curved areas/lots/tracts.
13. The 1st Plat of The Manor at Stoney Creek contains Tract M. Rename the Tracts to pick up from N so as not to become too confusing.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The sidewalk shown at the southwest corner of Lot 76 is shown with an ADA-accessible ramp which connects to nowhere. Please show a receiver ramp on the opposite side, bearing in mind this may affect the placement of a driveway on Lot 43.
2. No further review will be performed at this time due to the fact that the sanitary sewer plans contained serious QA/QC issues, the fact that there are numerous instances of sanitary sewer lines which are too deep (i.e., the cover over the sanitary sewer lines are greater than 15 feet), and several instances where 8 inch sanitary sewer line is shown at a slope well below the minimum of 0.60%. Without an adequate set of plans which have undergone a thorough review, we cannot review the plat.

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