

PLANNING AND DEVELOPMENT

**Preliminary Plat
Applicant's Letter**

Date: Monday, January 23, 2017

To:

Applicant: LANDROCK DEVELOPMENT, LLC -
JOHN ROBERTS

Email: JPROBERTS23@HOTMAIL.COM
Fax #: <NO FAX NUMBER>

Engineer: DAN MCGHEE

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Fax #: (816) 347-1197

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2017006

Application Type: Preliminary Plat

Application Name: CREEKSIDE AT RAINTREE, LOTS 1-31 & TRACTS A-G

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, February 07, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: January 25, 2017 at 09:00 AM

Planning Commission Meeting: February 28, 2017 at 05:00 PM

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 Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. 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 stormwater 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.

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 Preliminary Plat:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. LOT NUMBERS. Lot 26 is mistakenly labeled as Lot 126.
2. TRACT G.
 - The future construction of the parking lot on the tract shall require submittal and approval of a final development plan.
 - How will access to the pump station be impacted and accommodated with the future parking lot?
 - At a minimum, a landscape buffer shall be required between the proposed parking lot and the lots abutting Tract G.
 - Parking lots are required to be set back a minimum 20' from any residential use. The proposed parking lot is only set back 15' from the adjacent lots (Lots 4-8) to the east.
3. SIDEWALKS. A 5' sidewalk shall be required along the development's SW Raintree Pkwy frontage.
4. GENERAL NOTES. Revise the address quadrant prefix in Note #10 for Raintree Dr from E to SW.
5. VACATION OF EASEMENT. Vacation of easements shall be required under separate application. Staff assumes these would be file to run concurrently at the time of future final plat submittal(s).
6. PHASING. Staff assumes the subdivision will be developed in one phase. Add a note to the plat indicating if the development is proposed a single or multiple phase project.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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9. Has there been an analysis of the sanitary sewer depth of cover to ensure it will not exceed the fifteen (15) feet of cover rule?
8. Tract G appears to show a parking area. Will there be significant grading in this Tract to construct the parking area? If so, it would appear the grading may be affecting the dam.
7. A waiver may be required to eliminate the need for providing 40 hour extended detention, or other volumetric controls, for stormwater.
6. A waiver will be required to eliminate the requirement for stormwater detention.
5. The same comments would apply to Lot 23 and Lot 24. A minimum of fifteen (15) feet is required between any portion of the water line, as measured from the outside of the pipe, to any building.
4. In any case, structures must be a minimum of fifteen (15) feet from any sanitary sewer, as measured from the outside of the pipe, to the building.
3. It is recommended that two (2) 15 foot utility easements be provided between Lot 11 and Lot 10. There is a minimum of fifteen (15) feet required between the sanitary sewer and any structure, hence the recommendation.
2. The sanitary sewer line should be aligned to minimize the area beneath pavement in the vicinity of the cul-de-sac described in comment #1 above.
1. The cul-de-sac bulb at the south end of the un-named north/south road should be constructed as a normal cul-de-sac (i.e., no common area tracts within the bulb).

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. Provide street names for review.
2. 503.4 Obstruction of fire apparatus access roads.
Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.
- 503.4.1. Traffic calming devices.
Traffic calming devices shall be prohibited unless approved by the fire code official.

Action required: Remove the island (Tract E).

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments