

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Thursday, February 09, 2017

To:

Applicant: HUNT MIDWEST REAL EST DEV INC

Email: bholland@huntmidwest.com

Fax #: (816) 455-8701

Engineer: OLSSON ASSOCIATES

Email: SCRAMER@OLSSONASSOCATES.COM

Fax #: (913) 381-1174

Property Owner: HUNT MIDWEST REAL EST DEV
INC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017011

Application Type: Final Plat

Application Name: EAGLE CREEK 15TH PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, February 21, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: February 08, 2017 at 09:00 AM

Planning Commission Meeting: March 14, 2017 at 05:00 PM

City Council Ordinance: April 06, 2017 at 06:15 PM

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	No Comments
Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections

1. Revise Robert McKay's title to read: Director of Planning and Special Projects.
2. Several of the front property line information is missing (i.e. bearing and distances) on each plat sheet.
3. Provide the missing front property line dimensions for Lots 680 and 681.
4. Provide the missing bearing for Lots 682 and 683.

5. No final plat shall be recorded by the developer until the Director of Planning 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 of Planning 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. A final plat shall be approved and recorded (with the necessary copies returned to the Development Services Department) 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.

7. Addressing will come under separate cover.

8. Provide a note specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

9. Add an identifier to the lots with restricted access. There is an overall note on page 1, however this may be overlooked on each plat sheet.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please resolve the sanitary sewer easements called-out on the engineering plans, versus what is shown on the plat. The plat shows a 30 foot building line, but no additional sanitary sewer easement.

2. A wider easement for the 42" storm line will be required. The City requires a minimum width of the easement of twice the depth. This equates to 25 feet, so the easement should be shown as 12.5 feet on each side of Lots 674 and 675, and each side of Lots 691 and Tract P.

3. Please review the most current and up-to-date flood maps issued January 20, 2017 for this subdivision. Please revise the flood note and the extent of the special flood hazard area on the plat as appropriate.

4. The easement shown at the end of the 42" pipe will likely need to be adjusted based on the engineering review comment letter dated Feb. 9, 2017,. This comment related to geometric changes to the alignment of the storm sewer line in relation to the stream.

5. An easement should be provided to serve the PRI property, in accordance with the forthcoming comments related to the sanitary sewer serving the subdivision. The location of this easement shall be based on the location of the sanitary sewer extension that is required to serve the PRI property, and will likely be located between two (2) of the lots, and crossing Tract Q to the north property boundary with PRI.

6. The stormwater note appeared to be missing. Please add a note stating "...individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer." Please use this language verbatim.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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