

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, March 31, 2017

To:

Applicant: LANDROCK DEVELOPMENT, LLC -
JOHN ROBERTS

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

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: HDR ENGINEERING, INC

Email: LYNN.CRAFT@HDRINC.COM
Fax #: (816) 347-1197

Engineer: SIMON SUN (HDR ENGINEERING, INC.)

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Engineer: WILLIAM NEDS (HDR ENGINEERING,
INC)

Email: WILLIAM.NEDS@HDRINC.COM
Fax #: (816) 347-1197

From: Hector Soto, Planner

Re:

Application Number: PL2017053

Application Type: Final Plat

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

Location:

Tentative Schedule

Submit revised plans by **noon on April 18, 2017** (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: April 05, 2017 at 09:00 AM

Planning Commission Meeting: May 09, 2017 at 05:00 PM

City Council Ordinance: June 01, 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	Complete
Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections

1. STREETS DEDICATION PARAGRAPH. Add a streets dedication paragraph. The standard language is as follows: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

2. COMMON AREA.

- Add a common area dedication paragraph. The standard language is as follows: Tracts A through F are common areas to be owned and maintained by the Raintree Lake Property Owners Association.
- Add a further note to the plat indicating that the future purpose use of Tract F is a parking lot for boating.
- To comply with ordinance requirements, certain common area language is required to be incorporated into the CC&Rs. Please see the accompanying document. Most developers take the attached language and make it an addendum to the CC&Rs.
- Submit a copy of the CC&Rs (with the required common area language referenced above) for review.

3. ADDRESS. Label the lots with their respective addresses. Staff previously provided HDR the addresses as part of the preliminary plat review and were incorporated into the preliminary plat on the subsequent resubmittal. Please let me know if you require the addresses again.

4. STREETS. Label the two proposed street names.

5. RIGHT-OF-WAY WIDTH. Label the right-of-way widths for SW Raintree Dr and SW Raintree Pkwy.

6. SIGNATURE BLOCK.

- Change the department name above Mr. McKay's signature line from Planning & Codes Administration to Planning & Special Projects. This change applies to both sheets.
- Add a signature line and date line for the Cass Co. Assessor (Bob Huston). This addition applies to both sheets.

7. VACATION OF EASEMENT APPLICATION. In reviewing the related application submitted for the vacation of three existing easements, it has been determined that all three easements were dedicated by separate document to entities other than the City. One easement was dedicated to Southwestern Bell (AT&T); one easement was dedicated to the Little Blue Valley Sewer District; and one easement was dedicated by the owner of the property at that time to themselves for the purpose of it being a public utility easement, but the easement was never conveyed to the City. Since the City was not the grantee for any of the three easements, the City has no authority to vacate the easements. The appropriate means to vacate the separate easements is for the applicant to contact the separate easement grantees (holders) and to pursue a quit claim for each of the easements.

To request a refund of the \$100 application fee for the vacation of easement submitted to the City, please submit a written request to that effect. Please reference the application number (Appl. #PL2017-054) in the refund request.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. An easement appeared to be missing on the two (2) triangular tracts near the intersection of Raintree Pkwy. A minimum of ten (10) feet is needed along right of way, or wider if utilities require a wider easement.

2. All Lots Adjacent to Right of Way: All lots and tracts adjacent to right of way should have a minimum ten (10) foot general utility easement dedicated on the plat. This would include all lots and tracts adjacent to the Raintree Pkwy. right of way and the Raintree Dr. right of way.

3. A note should be included on the plat 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." This note should replace the existing note on the plat concerning the Master Drainage Plan.

4. Please provide notes that show the sanitary sewer easements to be vacated as part of the sanitary sewer relocation, and provide new sanitary sewer easements on the plat.

5. A separate vacation of utility easement application is required for the portion of the sanitary sewer to be abandoned and relocated. This application can be submitted at any time, but final approval of the vacation of easement will be placed on-hold until such time that the sanitary sewer relocation has occurred and is substantially complete.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
