

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, August 04, 2017

To:

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Applicant: INSPIRED HOMES LLC

Email: KBOWEN@INSPIRED-HOMES.COM

Fax #: (816) 548-3301

Engineer: OLSSON ASSOCIATES

Email: JFAIN@OLSSONASSOCATES.COM

Fax #: (913) 381-1174

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017152

Application Type: Final Plat

Application Name: Pergola Park, 4th Plat

Location: 3200 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, August 22, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: August 09, 2017 at 09:00 AM

Planning Commission Meeting: September 12, 2017 at 05:00 PM

City Council Ordinance: September 21, 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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. No final plat shall be recorded by the developer until the Director of Planning and Special Projects 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.

2. 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.

3. All Lots and Tracts shall be labeled with their respective addresses. Address assignment shall come under separate cover.

4. 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.
5. It was noted 6-foot sidewalks are proposed along Pergola Park Dr. and Redbuck Circle. The minimum sidewalk width is 5 feet, however if a sidewalk is located adjacent to a curb with no grassy area, a 6 foot sidewalk is required.
6. Sidewalks are required along the south side of SW Pergola Park Dr., the west side of SW Grandstand Circle, and both sides of SW Redbuck Circle. Currently there are no sidewalks adjacent to Tract G within SW Pergola Park 2nd Plat, installing sidewalks along both sides of Tract N will create a gap in the sidewalk connectivity. The sidewalks will need to be extended to SW Rockbridge Dr.
7. Provide additional detail in the vicinity map, to include street names for reference.
8. On each sheet provide summary tables referencing the Building Line/Encroachment summary and the building type matrix specific to this development. This would be similar to what can be found within Pergola Park 3rd Plat.
9. Label all proposed easements and the easement dimensions.
10. Can the "house" label be removed? An address can be labeled on the lot without the house reference, this additional label seems to make it a bit cluttered.
11. Please provide the square footage of the Alley tracts.
12. A Vacation of Easement application shall be required to vacate the 20-foot easement running through Tract N, Lots 103, 102, 93, 94, 95, 83, 82, and 81. Prior to the approval of the vacation of easement, the relocated sanitary sewer line shall receive substantial completion.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please label all easements.
2. On Lots 96 & 97 the building line crosses the easement lines. Please trim back the building lines so that they are not in the easements.
3. Due to the depth of the sanitary line, the easement width in Lot 99 is inadequate. Please revise to meet the requirements of the Design and Construction Manual.
4. Please either provide justification for the varying right-of-way widths throughout the plat or standardize the widths.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

It is assumed that all houses will face a public street.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Review and comments pending for the roadway design may or may not impact right-of-way and property lines.
2. Sidewalk should be on both sides of Pergola Park Dr. and Redbuck Cir.