

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Tuesday, August 15, 2017

To:

Applicant: BEN SHARP

Email: BENCHARP1036@YAHOO.COM

Fax #: (816) 537-7093

Property Owner: BEN SHARP

Email: BENCHARP1036@YAHOO.COM

Fax #: (816) 537-7093

Property Owner: SHARP BENNIE J & BETTY S

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017065

Application Type: Final Plat

Application Name: SADDLEBROOK FARM, LOTS 11A, 12A-12I

Location: 123 SE MEADOWBROOK CT, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, May 02, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Planning Commission Meeting: August 22, 2017 at 05:00 PM

City Council Ordinance: September 07, 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. PLAT TITLE.

- Label the drawing as a Final Plat above the plat title.
- Retitle the plat so it simply reads, "Saddlebrook Farm, Lots 11A & 12A-12I". Reflect the change in title throughout the document as is necessary.

2. ADDRESSES. Add the following addresses to the respective lot numbers: Lot 11A - 132; Lot 12A - 123; Lot 12B - 113; Lot 12C - 127; Lot 12D - 131; Lot 12E - 135; Lot 12F - 139; Lot 12G - 143; Lot 12H - 147; and Lot 12I - 151.

3. STREET NAME. Add the street name of SE Meadowbrook Cir to the new cul-de-sac.

4. RIGHT-OF-WAY. Clearly label all existing and proposed right-of-way widths.

5. EASEMENTS.

- Label the rear utility easement, including width, along the rear property line of Lot 11.
- Add the following language to the end of the easement dedication paragraph: "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without

limitation, Section 527.188, RSMo. (2006), any rights to request restoration of rights previously transferred and vacation of the easement herein granted."

6. BUILDING LINES. Label the 30' building line along the Meadowbrook Ct frontage of Lots 12A and 12B.

7. MISCELLANEOUS.

- Please remove all utility lines, fence lines and any other extraneous lines from the drawing so as to make it easier to read.
- There is some overlap between the bearing labeled along the west building line for Lot 12A and another number labeled in the same vicinity. Additionally, it isn't clear what the bearing and line distance refer to since the adjacent building line is on a curve, which would not be

8. LANDSCAPE BUFFER. The UDO requires that a 20'-wide low-impact landscaping buffer be provided between existing and proposed lots where there is a lot size differential of 120% or more. Specifically, a buffer shall be required between proposed Lot 12B and the existing Lot 13; also between Lot 12I and Lot 11A. See UDO Section 14.200.3 for low impact landscape screening details.

A note shall be added to the plat stating the requirement for a low-impact landscape buffer per UDO requirements on Lots 12B and 12I. A reference to said note shall be labeled on the affected lots.

9. LOT DEPTHS. The UDO has no minimum lot depth requirements. However, staff suggests you revisit the lot configurations of Lots 12C, 12D and 12G. The depths on those lots are relatively shallow and it appears that it may prove to be difficult to construct homes of comparable size and/or configuration to those that already exist in the subdivision and still meet all setback requirements of the R-1 zoning district.

10. CITY SIGNATURE BLOCK.

- Add the letters "MMC" behind the City Clerk's name so it reads, Denise R. Chisum, MMC.
- Replace the name of Fred DeMoro as Planning Commission Secretary with Dana Arth.
- Revise Mr. McKay's title to Director of Planning and Special Projects.

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	Corrections
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1. The road alignment shall meet minimum design standards for 25 mph. Any changes to right-of-way resulting from alignment modification should be reflected on the plat.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include the following Drainage Note: "Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer."

2. Remove the proposed utilities from the plat with the submission of Mylars.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Pending
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Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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