

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Monday, September 18, 2017

To:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Property Owner: CMH PARKS INC (David Price)

Email: david@summithomeskc.com

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017183

Application Type: Final Plat

Application Name: THE RESERVE AT STONEY CREEK, 3RD PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, October 03, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: September 20, 2017 at 09:00 AM

Planning Commission Meeting: October 24, 2017 at 05:00 PM

City Council Ordinance: November 16, 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 Development Services 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 Development Services 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. 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.
2. 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.
3. 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.

4. Within the City Clerk's title, revise the initials to read MMC (master municipal clerk) rather than CCM.
5. Revise the title of Robert McKay to read: Director of Planning and Special Projects.
6. Addressing shall be under separate cover.
7. Revise the Planning Commission Secretaries name to read: Dana Arth.
8. Lot 76 is repeated, please revise.
9. Sidewalks are required on both sides of SW Stoney Creek Drive. Sidewalks are missing on both sides of SW Stoney Creek Drive, north of SW Georgetown Drive.
10. Sidewalks are shown on the east side of SW Lodestone Drive, however the recorded plat of The Manor at Stoney Creek 1st Plat (to the south), sidewalks are shown on the west side of SW Lodestone Dr. Please revise to show the sidewalk on the west side of SW Lodestone Dr.
11. A 5 foot sidewalk shall be provided continuing along the bulb between SW Hightown Drive and SW Amethyst Drive. This is a through street which triggers the sidewalk requirement.
12. Label the street segment that runs north south into the bulb and turn onto SW Hightown Drive. This street name is SW Amethyst Drive.
13. Provide an electronic version of this plat.
14. Label the SW orientation for Stoney Creek Drive.
15. Provide a statement of Limit of No Access along Stoney Creek Drive calling out Lots 65, 66, 80, and 81.
16. Please see the attached comments regarding the plat boundaries.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. It appears the 15' U/E is mislabeled as a 30' B/L on the south side of Lot 110. Please revise.

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	No Comments
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