



PLANNING AND DEVELOPMENT

Final Plat Applicant's Letter

Date: Friday, May 04, 2018

To:

Property Owner: HUNT MIDWEST REAL EST DEV INC Email:
Fax #: <NO FAX NUMBER>

Applicant: HUNT MIDWEST REAL EST DEV INC Email: bholland@huntmidwest.com
Fax #: (816) 455-8701

Engineer: OLSSON ASSOCIATES Email: JFAIN@OLSSONASSOCAITES.COM
Fax #: (913) 381-1174

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018060

Application Type: Final Plat

Application Name: EAGLE CREEK 16TH PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, May 22, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: May 09, 2018 at 09:00 AM

Planning Commission Meeting: June 12, 2018 at 05:00 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 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Pending

1. Addressing will come under separate cover.
2. Label the streets on Sheet 2 for SW Ladderback and SW Eagle View Dr. and label the right-of-way widths.
3. Label the existing 5 foot sidewalk along the northeast side of SW Ladderback Dr.

Label the proposed 5 foot sidewalk on the east side of SW Ladderback Dr., north of SW River Trail Rd.
4. On the south side of SW River Trail Rd and the west side of Ladderback there is a 30'SE and a 15' UE, should this carry over?
5. Align the city signature blocks so they are on the same location on each sheet.
6. Revise the Mayor's signature line to read:
William A. Baird

7. A temporary turn around easement is noted on the adjacent plat. Staff will begin the process to vacate this easement.

8. Lot widths for 723, 732, 733, 734 are too narrow. The R-1 zoning district requires a minimum of 70 feet.

9. There are odd utility widths along SW Old Port Rd and SW Hickory Ln., are these necessary?

10. 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.

11. A final plat shall be approved and recorded prior to any building permits being issued.

12. The covenants and restrictions shall conform to the common property regulations in Article 5 of the UDO.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. It appears that the utility easement for the storm sewer on Lot 747, between structures 1-1 & 1-2, isn't of adequate width. Revise as needed.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. ITBs for curves should be listed for the streets Old Port Rd and Hickory Ln.
Need addresses or address table