

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, January 04, 2019

To:

Property Owner: STREETS OF WEST PRYOR LLC Email:
Fax #: <NO FAX NUMBER>

Applicant: DRAKE DEVELOPMENT, LLC Email: Ian@DrakeKC.com
Fax #: <NO FAX NUMBER>

Engineer: KAW VALLEY ENGINEERING Email: MALINOWSKY@KVENG.COM
Fax #: (785) 762-7744

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018232
Application Type: Final Plat
Application Name: STREETS OF WEST PRYOR LOT 1 THRU 14, TRACTS A, B, C AND D
Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, January 22, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: February 14, 2019 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

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

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	Corrections

1. Internal drives can be covered by a blanket cross access easement (see comment below for more detail).
2. Please provide a review copy with the foot print of all buildings/structures, etc. as it relates to each perspective lot.
3. Do we know who will be listed on the plat as the property owner (s)?
4. Provide ownership affidavits for each owner.
5. Please provide a table of old lot #'s (as shown on the PDP) and the corresponding lot numbers that are now being platted in this Final Plat...are lot lines identical?

Once we receive the footprints of building and the table mentioned above, staff will cross reference/double check the setback lines for each lot.

6. Has it been determined the responsibilities of pond maintenance? The pond is split in half.
7. What is the purpose of ROW dedication in the small area on the south side of Lowenstein Dr.?
8. Please clarify how the Covenants and Restrictions will address the pond maintenance.

9. Sheet 3. Provide a definition/language for the sidewalk easement.
10. Sheet 3. Provide the name of the POA
11. Sheet 3. Provide language detail for the common area note.
12. Sheet 3. In the covenants paragraph, the property owner line is labeled over other language.
13. On all sheets revise the signature block for Robert G. McKay to remove the City Engineer reference title.
14. Is there a reason Tract B cannot be absorbed into another tract?
15. Within the Curve Table, I didn't see reference to C1 and C2.
16. It appears there is a missing dimension on Tract A, north west corner.
17. Staff is curious why Lot 6 includes the private access drive to Lowenstien. Is this to use the Lowenstein street name for addressing/marketing?
18. Staff recommends a blanket cross access easement dedication language be added to the plat. The limits should be illustrated on the plat. The easement can exclude west portion of the plat that is remaining as Tracts.
19. Can a phasing plan be provided?
20. Staff is curious why Lot 5 is configured in such a way?
21. Provide the sidewalk dedication as well as defining the sidewalk easement.
22. 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 5.520 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 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

A final plat shall be approved and recorded prior to any building permits being issued.
23. Addressing shall be labeled prior to recording of the plat. Addresses will come under separate cover.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. The sanitary easement locations can't be verified prior to submittal of sanitary sewer public improvement plans.
2. Remove proposed easement in Tracts A-C. When the plan for this area is more certain, the easements can be included on the replat of those tracts into lots.

3. Cite the source of the oil and gas well location information.
4. Master Drainage Plan Note:
 - Revise the period (.) between “plan” and “unless” to a comma (,).
 - Revise “City of Lee’s Summit Engineer” to either “City of Lee’s Summit City Engineer” or “City Engineer.”
5. Include separate dedications for each type of easement shown on the plat.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. There may or may not be additional ROW dedication required at or near the intersections and turn lane improvements (especially the intersections of Summit Woods Xing and Lowenstien along Pryor Road). Additional comments pertaining to ROW limits and sidewalk easements depicted on the plat for dedication are contingent upon submittal and review of infrastructure/engineering plans.
2. The plat should show the ROW and easements located at the intersection of Pryor and Chipman, where a vacation of ROW is proposed, to ensure that remaining ROW and easements adequately include existing and future roadway, sidewalk, signal and lighting improvements, or such ROW dedication may be shown the plat as necessary.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Pending
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