
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Friday, May 03, 2019

To:

Property Owner: GOPPERT DUSTY L & KRISTINA Email:
N Fax #: <NO FAX NUMBER>

Applicant: GOPPERT DUSTY L & KRISTINA N Email:
 Fax #: <NO FAX NUMBER>

Engineer: ANDERSON SURVEY CO Email: JSA@ANDERSONSURVEY.COM
 Fax #: (816) 246-0502

From: Shannon McGuire, Planner

Re:

Application Number: PL2019135

Application Type: Final Plat

Application Name: GOPPERT ACRES, 2ND PLAT, LOTS 3-8

Location: 713 SW 15TH ST, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, May 20, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: May 07, 2019 at 09:00 AM

Planning Commission Meeting: June 13, 2019 at 05:00 PM

City Council Ordinance: July 09, 2019 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

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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please update the plat name to reflect "Goppert Acres, 2nd Plat, Lots 2A, 3-7 & Tract A". Please update the plat title throughout the plat as needed.
2. Please remove "proposed" from all sidewalk and easement labels.
3. Please add a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.
4. Please update the City signature block to reflect Ryan Elam's correct title as "Director of Development Services"
5. Please update the Planning Commission Secretary to reflect Dana Arth.
6. Please provide a copy of the CC&R's.
7. Please remove the sidewalk note that states, "There are no current sidewalks on the subject property".
8. Detail "A" seems to cut off Lots 3 & 8. Please expand this drawing to include to full limits of those lots.
9. Please label each lot with its address as follows;
Lot 3 = 716
Lot 4 = 720
Lot 5 = 724

Lot 6 = 725
Lot 7 = 717
Lot 8 = 713
Tract A = 721

10. If Tract A is meant to be a community amenity for the residents to use, please provide an access easement or extend the tract to have street frontage.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Provide a fire hydrant in the cul-de-sac.
2. Change the street name to 15th Circle or Court.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Revise "drainage flow plans on the lots" to "drainage flow plans on the lots, covered by the Master Drainage Plan" in the Drainage Note.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please submit an electronic copy of the plat.