

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, July 02, 2019

To:

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

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

Engineer: ANDERSON SURVEY CO
Email: HOLLYKADEN@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).

Planning Commission Meeting: July 11, 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	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.

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.

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.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please remove "proposed" from all labels throughout the plat document.

2. Please add a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.

3. Please provide a copy of the CC&R's.

4. Revise the Mayor's name under the signature line to read, William A. Baird.

5. Revise the plat title to read, Goppert Acres, Lots 1A-1F and Tract A. Update all plat title references to reflect the corrected plat title.

Engineering Review	Sue Pyles (816) 969-1245	Senior 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 associated 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 a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide ITB on street centerline for SW 15th Ct.
2. Since it doesn't appear that there are curves on each side of the cul_de_sac, which would require a return radius, please provide the ITBs on either side of the curve.

