

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, April 24, 2020

**To:**

**Property Owner:** SILVERSTONE DEVELOPMENT      Email:  
LLC

**Applicant:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2020103

**Application Type:** Final Plat

**Application Name:** Monticello 4th plat

**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Monday, May 11, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: April 28, 2020 at 09:00 AM

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**

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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

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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

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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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

## Analysis of Final Plat:

|                        |                                     |   |             |
|------------------------|-------------------------------------|---|-------------|
| <b>Fire Review</b>     | Jim Eden<br>(816) 969-1303          | Assistant Chief<br>Jim.Eden@cityofls.net  | No Comments |
| <b>Planning Review</b> | Jennifer Thompson<br>(816) 969-1239 | Planner<br>Jennifer.Thompson@cityofls.net | Corrections |

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. Addressing shall be forthcoming.
3. Submit a Single Family Compatibility Form.
4. Add additional detail to the Vicinity Map (streets, etc.)
5. Reference the name, address and telephone number of the name of the landowner, address and telephone number if different from the applicant.
6. Revise the Planning Commission Secretary name to Carla Dial.
7. The Floodplain reference is out of date.
8. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.
9. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration 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.

10. A final plat shall be approved and recorded (with necessary copies returned to Planning and Codes Administration) 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.

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|---------------------------|-----------------------------------|---|-------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Corrections |
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1. Please add the sidewalk line in addition to the label on NE Freehold Drive. As shown, it is very hard to see that it is shown in that area.
2. Review the easement widths. When reviewing the sanitary and water line plans, it appeared that some of the easements might not be adequate to locate the lines in the center of the easement, as required.
3. Update Surveyor's General Note 3. The FEMA references are outdated.
4. Please add the following note: All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

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| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | Corrections |
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1. Provide detail on the horizontal alignment and cul-de-sac dimensions

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|-------------------|---------------------------------|--|-------------|
| <b>GIS Review</b> | Kathy Kraemer<br>(816) 969-1277 | GIS Technician<br>Kathy.Kraemer@cityofls.net | Corrections |
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1. Please label POC and POB.
2. The first call after the POB on the drawing is incorrect.
3. Missing a call in the legal: S88-04-12E 177.07
4. Missing distance between points 5 and 6 along the south edge of plat.
5. Legal is missing radius near point 9
6. Drawing and legal between point 12 and 13 is off by .01 inch  $135+9.64=144.64$

7. Total distance is missing on dwg between points 14 and 15.

8. Plat will need addresses before final approval.