
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, July 28, 2023

To:

Engineer/Surveyor: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2023150

Application Type: Minor Plat

Application Name: Colbern Ridge, Lot 3

Location:

Electronic Plans for Resubmittal

All Planning applicaiton 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 mulit-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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections: N/A

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
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DEVELOPMENT SERVICES

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Approved with Conditions
	(816) 969-1223	Gene.Williams@cityofls.net	

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. 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 site development permits or the start of construction (excluding land disturbance permit).
3. 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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. The proposed development is located within either the Horizontal Surface, Approach Surface, or Conical Surface of the Part 77 Airspace of the Lee's Summit Municipal Airport. Therefore, this proposed development will be subject to frequent over flights of arriving and departing aircraft. (The radius of the Horizontal Surface is 10,000 feet from the ends of Runway 18-36 and 5,000 feet from the ends of Runway 11-29 and the Conical Surface is 4,000 feet wide. The Approach Surface varies in length and width depending on the runway.)

Fire Review	Jim Eden	Assistant Chief	Not Required
	(816) 969-1303	Jim.Eden@cityofls.net	

Traffic Review	Erin Ralovo		Not Required
		Erin.Ravolo@cityofls.net	

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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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