



City of Jackson

September 13, 2024

Mr. Marshall Trawick
MHRR, LLC
1410 Wedgewood Dr
Jackson, MO 63755

RE: Terrace Above the Greens Subdivision – Preliminary Plat

Dear Marshall,

City Departments have completed the review of the Terrace Above the Greens Subdivision preliminary plat and provided the comments below.

Some items will not meet the requirements of the city's Land Subdivision Regulations and, unless brought into compliance, will have to be requested as variances. City staff does not recommend variances, but the Board of Aldermen can approve a subdivision with one or more variances with a 2/3 majority vote of the entire Board of Aldermen after review and a recommendation from the Planning and Zoning Commission. Variances from the Land Subdivision Regulations must be requested by a letter signed by the property owner, clearly stating each variance requested and the hardship of the property that makes the subdivision unable to meet the code. A summary of the items requiring a variance is included at the end of the comments.

PUBLIC WORKS AND BUILDING AND PLANNING DEPARTMENTS

1. The portion of land outside the Jackson City limits needs to be annexed. For information on the annexation process, please get in touch with Director of Administrative Services Rodney Bollinger at 573-243-3568 x 2037.
2. Missing lot lines for Parcel Number 15-101-00-02-011.01-0000 and Parcel Number 15-101-00-02-011.02-0000 need to be shown.
3. Label the checkered area in the lower portion of lot 1.
4. Label the easement for the water line and include the Doc. NO.
5. A variance would be required if privately maintained streets are proposed. The city will provide no street sweeping, plowing, or maintenance of privately maintained streets and the associated storm sewer inlets and pipes.
6. If the street is to be privately maintained, an MOU with the developer will be required to show ownership and maintenance responsibilities.
7. City Land Subdivision Regulations specify the arrangement of streets in new subdivisions. They shall make provisions to continue the principal existing streets in adjoining areas (or other proper projections where adjoining land is not

- subdivided). A variance is required if the extension to the adjoining properties is proposed.
- a. Bent Creek Golf Course LLC. Doc. NO. 2015-09634 Parcel Number 15-101-00-02-011.01-0000
 - b. Bent Creek Golf Course LLC. Doc. NO. 2015-09634 Parcel Number 15-101-00-02-011.02-0000
 - c. Stub out street on lot 1 for connector street between Greensferry Rd and Fraser Ridge.
6. City street specifications for public streets require a minimum street width of 28', with parking restricted to one side. City code prohibits variances from the minimum width, so the street width must be altered to comply with the code.
 - a. Clean up the wording around the hammerhead street to make it more legible.
 7. City street specifications for new residential streets require sidewalks on both sides. A variance would be required if sidewalks are not to be constructed.
 8. The city code prohibits the division of residential lots without a minimum of 75' frontage on a public right of way.
 - a. Unable to read what the lot frontage is.
 - b. Clean up the wording around the hammerhead street to make it more legible.
 9. Please note that access and utility easements between lots will not allow fences to be constructed over them. Although these easements are not typically called out as access easements due to the need to access the water main in the rear of the properties, they are appropriate in this case.
 10. Utility easements between lots must be 15' wide with 7.5' on each lot.
 11. A street with the right-of-way needs to be added from the Fraser Ridge/Eagle Crossing junction to the bottom of lots two and three to allow for future land development the Bent Creek Golf Course LLC owns, as shown on their master plan. Otherwise, these pieces of land will become landlocked.
 12. Show the location of the required detention basin easement and the easement to access the detention basin.
 13. The Villas of West Park, LLC constructed this water main to serve Savers Farm Subdivision Phases 8 & 9. It has not yet been put into service or accepted by the city for permanent maintenance. Prior to acceptance, the developer will need to verify that the water main is within the easement.
 14. The required depth of the water main (including during building development) is 42 inches. This cannot be varied during construction or future landscaping.
 15. Fire hydrants are required every 600 feet, accessible on the street.
 16. For final plans, water service curb stops may be no more than 10' from the main.
 17. Sanitary sewer is available on Lot 3. City code requires that all lots be provided with city sanitary sewer service. A variance would be required if other sanitary sewage disposal is proposed for the other lots.
 18. The city does not have electric service available in this area. Ameren will need to provide it. Please contact them to coordinate the installation of electric service.
 19. How is trash service proposed to be picked up on these private streets?

20. The following items should not be included on a preliminary plat and need to be removed:
- a. Subdivision dedication block

NOT TO CODE / VARIANCES REQUIRED

1. Privately maintained streets.
2. Fraser Ridge does not extend to the adjacent undeveloped properties.
3. Sidewalk requirement for each side of the street.
4. Septic instead of sewer main extension.
5. Lot lines are not perpendicular or radial to the right of way.

Please have your engineer address the above comments and provide a digital copy of the revised plat. No revised printed copy needs to be provided for this preliminary phase since I will print small copies for the upcoming meeting packets.

If you have any questions, please contact me at 573-243-2300 x 2029 or lmiller@jacksonmo.org.

Respectfully,

Larry Miller
Building and Planning Manager

cc. Koehler Engineering and Land Surveying (Susan Dodds)