

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Monday, March 21, 2016

To:

: TOSCANO INVESTMENTS LLC

<NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2016048

Application Type: Final Plat

Application Name: NAPA VALLEY 2ND PLAT

Location:

Tentative Schedule

Submit revised plans by noon on (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Applicant Meeting 03/23/2016 09:00 AM: **03/23/2016 12:00 PM**

Planning Commission Meeting 04/26/2016 05:00 PM: **04/26/2016 12:00 AM**

City Council Ordinance 05/19/2016 06:15 PM: **05/19/2016 12:00 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.

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 Permitting and Plan Review Division of the Codes Administration Department at 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 Planning and Development and the Codes Administration departments. 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	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. VACATION OF RIGHT-OF-WAY. A condition of approval for the most recent preliminary development plan (Appl. #PL2015-130) for Napa Valley was that a vacation of right-of-way application for the portion of SW Blackstone Place between SW Pryor Rd and SW Benziger Dr would be submitted and approved prior to the approval of any final plat. No such application has been received by the City to date.

2. PLAT BOUNDARY.

- Only show the property on the plat drawing that is actually being platted. Do not show the future phases of the subdivision that will be included in future plats.
- It is staff's understanding that the Lots shown as 79, 80, 89 and 90 will be omitted from this plat. Revise the drawing accordingly.

3. VICINITY MAP. A vicinity map shall be added to the plat.

4. PLAT TITLE.

- Add the words "Final Plat" above the plat title to identify the plat type.
- Add the lot numbers to the plat title and reflect this revision throughout the plat as necessary. The lot numbers shall begin with 89. Revise the lot numbers as necessary.

5. The comments below are based on the initial plat drawing submitted on March 7, 2016. The subsequent 11"x17" color submittal was at a scale that was illegible, and thus staff could not review it.

6. LEGAL DESCRIPTION.

- 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.
- The legal description shall include the acreage contained with said description.

7. STATE PLANE COORDINATES. Label the State Plane Coordinates at the plat boundary corners.

8. LOT DIMENSIONS. Label the west property line dimensions for Lots 103 and 104, as well as the south property line dimensions for Lots 91 and 92.

9. ACCESS RESTRICTION.

- Add a note to the plat stating that no direct vehicular access is allowed from Lots 102 and 116 onto SW Stoney Brook Drive.
- Notate Lots 102 and 116 with a symbol that references the note described above.

10. EASEMENTS.

- Is there a reason that Lot 104 needs a specifically defined drainage easement (D/E) along the west property boundary as opposed to a general utility easement? If needed, the drainage easement needs to be defined and dedicated as part of this plat.
- There appear to be no easements along the SW Blackstone Place frontage of Lots 108, 109 and 114-116. Easements shall be provided, labeled and dimensioned along the street frontage as necessary.

11. SIDEWALKS.

- 4' sidewalks are shown. All sidewalks shall be a minimum 5' in width.
- Sidewalks shall be provided along both sides of SW Stoney Brook Drive.

12. STREETS.

- Provide a street name for the cul-de-sac.
- Label the ROW width for the portion of the street entering the cul-de-sac.

13. COMMON AREA TRACT.

- Include the detention area associated with the development of this phase as a platted common area tract. Said tract shall be labeled as tract "N".
- Include a note on the plat dedicating the ownership and maintenance of Tract N to the homeowners association.
- 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 5.520 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 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

14. ADDRESSES. All lots and common area tracts shall be labeled with the respective addresses. Address shall be provided by staff at the applicant's meeting.

15. CURVE TABLE NOTATIONS. Relocate the notations on the actual plat drawing for curves C15, C16, C28, C31, C32 and C33. The notations overlap depicted sidewalks, which makes the notations difficult to read.

16. PROPERTY OWNER/NOTARY PARAGRAPHS.

- Clarify the ownership of the subject property. The application lists "Choyce, LLC" as the property owner, but the plat indicates that Keith Wehmeir and Kevin Hidgon (as individuals) plus Toscono Investments, LLC (Keith Wehmeir) are the owners.
- A separate notary paragraph shall be provided for each individual and entity property owner signature.

17. CITY SIGNATURE BLOCK.

- Revise the City Engineer's name to read, George M. Binger, III, P.E.
- Revise the City Clerk's name to read, Denise R. Chisum, MMC.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The detention basin is not shown as being platted. Since the detention basin is being constructed as part of Napa Valley 2nd Plat, it should be platted as a separate tract.

2. Since the detention tract will be part of this plat, and since a portion of the detention tract appears to be within the limits of the 1% floodplain, the limits of the floodplain should be shown on the plat.

3. A floodplain note should be provided.

5. Four (4) foot sidewalks are called-out, but five (5) foot sidewalks are required.

7. It appears sidewalk is required on both sides of Stoney Brook Drive.

8. The oil and gas well note is not sufficient. Please perform an investigation into the existence of abandoned oil or gas wells on the property, and discuss the method used to perform this investigation (i.e., the report on file with the Development Center, or the Missouri Department of Natural Resources database of oil and gas wells).

9. Street frontage easements should be provided across all lots within the subdivision. The minimum width along any street frontage, including cul-de-sacs, is ten (10) feet. Additional width may be required depending on depth of a City utility (i.e., sanitary sewer or storm line).

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Pending
