

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, May 20, 2016

To:

Applicant: MAR ENTERPRISES INC AMARTIN@MARENTINC.COM (816) 524-8983
Other: EAGLE POINTE SURVEYING LLC MARKHOLTPLS@AOL.COM <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2016098
Application Type: Final Plat
Application Name: NAPA VALLEY, 3RD PLAT
Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, June 07, 2016 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Applicant Meeting 05/25/2016 09:00 AM: **05/25/2016 12:00 AM**

Planning Commission Meeting 06/28/2016 05:00 PM: **06/28/2016 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.

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and Codes Administration 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 Planning and Codes Administration 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:

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|--------------------|----------------------------|--|--------------------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|--|--------------------------|

1. The second access from SW Pryor Road and Blackstone shall be maintained if the total number of building permits/dwellings exceeds 50 for the entire subdivision. If it is not maintained, no additional building permits will be allowed until a second permanent access is established.

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|------------------------|----------------------------|----------------------------------|-------------|
| Planning Review | Ron Seyl (816) 969-1603 | Planner Ron.Seyl@cityofls.net | Corrections |
|------------------------|----------------------------|----------------------------------|-------------|

1. 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.

2. A vicinity map shall be added to the plat.

3. 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.

4. The property line dimensions for the following lots do not appear to scale correctly:

Lot 145 - East property line
 Lot 141 - East property line
 Lot 140 - East property line
 Lot 137 - East property line
 Lot 133 - North property line

Please revise.

5. Surveyor's General Notes/Plat Notes

- Remove Note #6 as this note is a repeat of the Master Drainage Plan paragraph.
- Revise Note #7 to state: "No direct vehicular access is allowed from Lots 116 - 118 and Lot 146 on SW Stoney Brook Drive".
- Remove Note #8 as Tract N was already included in the final plat of Napa Valley, 2nd.

6. - Label the sidewalk location and width along SW Stoney Brook Drive, SW Blackstone Place, SW heritage Lane and SW Napa Valley Drive. The sidewalk width shall be 5'.

- Is it possible to relocate the sidewalk along the north side of SW Blackstone Place to the south side of the street? This will match the location of the sidewalk as proposed on the preliminary development plan. It will also correspond with the location of the sidewalk west of SW Stoney Brook Dr as proposed on the preliminary development plan.

7. Label the location and right-of-way width for the portion of SW Napa Valley Drive that will be included on this plat.

8. 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.

9. Remove "Tract N" from the plat as the tract was included in the final plat for Napa Valley, 2nd Plat.

10. All lots and shall be labeled with the respective addresses. Address shall be provided by staff at the applicant's meeting.

11. Clarify the ownership of the subject property. The application lists "MAR Investments" as the property owner, but the plat indicates that Keith Wehmeir and Kevin Hidgon (as individuals) plus Toscono Investements, LLC (Keith Wehmeir) are the owners.

- A separate notary paragraph shall be provided for each individual and entity property owner signature.

12. Change "Napa Valley, 2nd Plat" to read "Napa Valley, 3rd Plat" in the Dedication paragraph. Reflect as necessary throughout the plat.

13. Change the plat name in the Certification paragraph from "Napa Valley, 2nd Plat" to "Napa Valley, 3rd Plat".

14. Label the location of the building line and U/E on the east side of Lot 128 and west side of Lot 129.

15. Please correct the City Engineer signature block to George M. Binger III, City Engineer.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Lot numbers do not appear to match what is shown in the engineering plans. Although the lot numbers shown on the plat may be correct, the applicant should be aware that the two should eventually match in terms of lot numbers.
2. A public easement for the sanitary sewer between Lots 132 and 133 (i.e., Lots 153 and 154 on the engineering plans) must be shown.
3. Easements shown on the engineering plans do not match what is shown on the plat. Please refer to the engineering plans for the proper placement and width of easements.
6. The limits of the floodplain should be shown on the plat. A note is not sufficient. Limits should also include the base flood elevation along key points (i.e., every 1 foot of change in the base flood elevation, along with the base flood elevation at a particular cross-section).
7. The plat does not appear to match Napa Valley 2nd Plat in terms of the detention basin tract. It appears the detention basin tract is being platted, under Napa Valley 2nd Plat, as a separate Tract A. This plat shows this tract as Tract N.
8. The easement(s) required for the sanitary sewer between Lots 132 and 133 (i.e., 153 and 154 on the engineering plans) cannot be evaluated at this time due to the fact that the engineering plans did not include a profile view of this segment of sanitary sewer. Without the depth of the sanitary at this location, it is impossible to determine the required width.
9. Easements for Storm Line J, K, L, and the un-named segment from Stoney Brook Drive were not shown on the side lot lines.
10. Please correct the City Engineer signature block to George M. Binger III, City Engineer.
11. Sidewalk is shown at the east end of Blackstone Place, completely wrapping around the cul-de-sac. The sidewalk should be terminated in an ADA-accessible ramp near the point of curavture along Lot 130.
12. Sidewalk is shown wrapping completely along the cul-de-sac along Meritage Ln. Please see the above comment for the placement of the ADA-accessbile ramp. Sidewalk should be placed on one side of Meritage Ln. rather than both sides.
13. It does not appear that the sidewalk is labeled anywhere on the plat. Rather, linework is shown which is assumed to be sidewalk. Notes stating "5 foot sidewalk" should be shown in key locations.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Pending
