

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, June 22, 2016

**To:**

**Other:** EAGLE POINTE SURVEYING LLC      MARKHOLTPLS@AOL.COM      <NO FAX NUMBER>

**Applicant:** MAR INVESTMENTS INC      <NO FAX NUMBER>

**Property Owner:** CHOYCE LLC      <NO FAX NUMBER>

**Property Owner:** MAR INVESTMENTS INC      <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2016098

**Application Type:** Final Plat

**Application Name:** NAPA VALLEY, 3RD PLAT

**Location:**

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**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 9:00 AM**

Planning Commission Meeting 06/28/2016 05:00 PM:      **07/12/2016 5:00 PM**

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.

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**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**

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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 Permitting and Plan Review Division of the Planning and Codes Administration 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 Planning and Codes Administration 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>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. A vicinity map shall be added to the plat.
2. Please submit an electronic copy of the legal description. Microsoft Word 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.
3. The property line dimensions for the following lots do not appear to scale correctly:  
Lot 141 - East property line
4. As a general note, 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
5. All lots shall be labeled with the following addresses:

Lot:	Address:
116	4020 SW Meritage Lane
117	4016 SW Meritage Lane

118	4012 SW Meritage Lane
119	4011 SW Meritage Lane
120	4015 SW Meritage Lane
121	4019 SW Meritage Lane
122	1630 SW Blackstone Place
123	1626 SW Blackstone Place
124	1622 SW Blackstone Place
125	1618 SW Blackstone Place
126	1614 SW Blackstone Place
127	1610 SW Blackstone Place
128	1606 SW Blackstone Place
129	1530 SW Blackstone Place
130	1526 SW Blackstone Place
131	1522 SW Blackstone Place
132	1518 SW Blackstone Place
133	1519 SW Blackstone Place
134	1523 SW Blackstone Place
135	1527 SW Blackstone Place
136	1531 SW Blackstone Place
137	1607 SW Blackstone Place
138	1611 SW Blackstone Place
139	1615 SW Blackstone Place
140	1619 SW Blackstone Place
141	1623 SW Blackstone Place
142	1627 SW Blackstone Place
143	1631 SW Blackstone Place
144	1713 SW Blackstone Place
145	1717 SW Blackstone Place
146	1721 SW Blackstone Place

#### 6. Surveyor's General Notes/Plat Notes

- Renumber Notes 7 and 8 to Notes 6 and 7.

7. - Revise and label the side building line adjacent to SW Napa Valley Dr. on Lots 128 and 129 to 25'.

- Revise and label the side building line adjacent to SW Blackstone Place on Lot 121 to 25'.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. 1. Easement width between Lots 132 and 133 is too narrow. It should be twice the depth of the sanitary sewer. In this case, the total width should be 30 feet wide (i.e., 15 feet on each side lot line). Please see comment #8 on the applicant letter dated May 20, 2016. This may affect the buildability of the lots.

2. 2. Easements are missing along public storm lines. The width should be twice the depth of cover. Please see comment #9 on the applicant letter dated May 20, 2016 for specific locations where easements are missing. This may affect the buildability of the lots.

3. 3. Sidewalks are shown wrapping around the entire cul-de-sac bulbs rather than as instructed in comment #11 and #12 of the applicant letter dated May 20, 2016.

4. 4. A note is shown on the plat stating "...Zone AE as per Flood Insurance Rate Map...", and "...Zone A as per Flood Insurance Rate Map...", but there are no limits of the floodplain shown. Please see comment #6 of the applicant letter dated May 20, 2016. This comment can be sufficiently addressed in two ways: 1) remove the notes if the entire plat is outside the floodplain, and include a note stating that no part of the plat lies within the limits of the 100 year floodplain, along with FIRM maps used to make this determination, or 2) showing the limits of the floodplain on the plat in the manner described in the applicant letter dated May 20, 2016.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments