

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Monday, November 14, 2016

To:

Property Owner: PARROT PROPERTIES INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016186

Application Type: Final Plat

Application Name: VILLAGE AT VIEW HIGH 1ST PLAT

Location: 11345 SW VIEW HIGH DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, November 22, 2016 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: not required

Planning Commission Meeting: December 13, 2016 at 05:00 PM

City Council Ordinance: January 05, 2017 at 06:15 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.

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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| Planning Review | Jennifer Thompson (816) 969-1606 | Planner Jennifer.Thompson@Cityofls.net | Corrections |
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1. 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.

2. 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 5.330 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 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

3. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) prior to any building permits being issued. All subdivision-related public improvements must be

complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.

4. Each lot and tract shall be labeled with its respective address. Address assignment will be forth coming.
5. Remove the comment referring to the easements shall be vacated by plat. A vacation of easement application shall be required for the vacating of existing easements.
6. Provide tic marks noting the distances for the curved portions of the lots.
7. Provide the square footages for Tract A.
8. Label the SW orientation for both street names.
9. Provide a statement noting the location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps, with reference to the panel number.
10. Label the 30' Building Line and the 7.5' Utility Easement along SW View High Drive for Lot 1.
11. Label the 20' Building Line and 15' Utility Easement along the north property line of Lot 3.
12. Remove the sidewalk statement. For commercial properties it's understood the sidewalks will be constructed at the time of the installation of the public infrastructure. What is the proposed plan for coordinating with KC, MO and constructing the sidewalk along SW View High Drive?

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| Engineering Review | Gene Williams (816) 969-1812 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
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1. There are notes on the plat stating "easement vacated by plat." It is not clear whether this is possible without a formal vacation of easement application. Are there currently any utilities within these easements?
2. A drainage easement should be shown within Tract A for access to, and maintenance of, the storm line emptying into it from the south.
3. A general utility easement should be shown on the north side of Tract A.
4. A general utility easement should be shown along the road frontage of Lot 3 (i.e., the north side of Lot 3 along Village Park Dr.).

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