

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Tuesday, October 10, 2017

To:

Applicant: PLATFORM VENTURES (COREY WALKER)

Email: COREY.WALKER@PLATFORMV.COM
Fax #: <NO FAX NUMBER>

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com
Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES, INC. (JED BAUGHMAN)

Email: JBAUGHMAN@OLSSONASSOCIATES.COM
Fax #: (816) 587-1393

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017206

Application Type: Final Plat

Application Name: FASCINATION AT NEW LONGVIEW, LOTS 1-5 & TRACT A (REPLAT)

Location: 3201 SW FASCINATION DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, October 24, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Planning Commission Meeting: November 14, 2017 at 05:00 PM

City Council Ordinance: December 07, 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 Development Services 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 Development Services 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:

Planning Review	Jennifer Thompson (816) 969-1239	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. The plat title needs revisions. To keep consist with the City's plat naming convention, revise the title to read: Fascination at New Longview, Lots 1A-1F. Is there a need for Tract A to be a comon area tract? Please revise the Lot #'s and clarify if Tract A is needed.
3. Revise the plat title within the plat title, plat dedication, survey certification, and plat certification areas.
4. A final plat shall be approved and recorded 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.

5. No final plat shall be recorded by the developer until the Director of Development Services 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.

6. When resubmitting revised plans, please provide a digital form of the plans.

7. Continued discussion and planning will continue regarding the timing and implementation of the various dedications of utility easements, sidewalk easements, public access easements, parking easements, vacation of right-of-way applications, etc. The property boundary of this plat will need to be revised to reflect the vacated ROW, once it's completed.

8. Label the addresses as follows:
(old lot numbers are used for reference)
Lot 1=3201 SW Fascination Dr.
Lot 2=3221 SW Fascination Dr.
Lot 3=3241 SW Fascination Dr.
Lot 4=3361 SW Fascination Dr.
Lot 5=431 SW Longview Blvd.
Tract A=411 SW Longview Blvd.

9. Label the sidewalk widths. It is noted the sidewalks widths vary throughout the plat, please clarify why this is needed.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Control point table is incorrect. Control points are off even after applying grid factor. Please see original plat "Fascination at New Longview Lots 1 & 2"

I double checked the control on that older plat and it is correct.

Ownership at JaCo is listed as MIII-Longview. If ownership has changed or if the company name has changed, it needs to be reflected through deed, document or "DBA" or "FKA" designation on the plat. Ownership on plat and at county MUST match.

