

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Monday, July 09, 2018

To:

Property Owner: OAK VIEW LEES SUMMIT LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: OAKVIEW CAPITAL PARTNERS, LLC

Email: BRAD@OAKVIEWCP.COM

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email:

Fax #: (913) 492-8400

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2018099

Application Type: Final Plat

Application Name: OAKVIEW FINAL

Location: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: July 11, 2018 at 09:00 AM

Planning Commission Meeting: August 14, 2018 at 05:00 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.

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 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. POLYTAINERS MONUMENT SIGN. The following comment is for your information only: Platting the property separates the existing Polyainers monument sign from the same parcel as the Polyainers facility, which makes the sign an off-premise sign. Off-premise signs are prohibited by the City's Unified Development Ordinance. The monument sign will need to be removed upon the platting of the property.
2. 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.
3. PLAT TITLE. Add the lot numbers to the plat title so it reads, Oakview, Lots 1-5.
4. STATE PLAN COORDINATES. Add the Missouri State Plane Coordinates to all plat boundary corners.
5. RIGHT-OF-WAY. Label the ROW widths for Victoria Dr and Douglas St.
6. PROPOSED ROW VACATION. Call out and label the boundaries of the ROW that is proposed to be vacated.

7. ADDRESSES.

- Each lot shall be labeled with its respective address, which will be provided under separate cover.
- Change the prefix for Victoria Dr from NW to NE.

8. SIDEWALKS.

- Show and label the existing sidewalk along Douglas St, including the width.
- Add a 5' sidewalk along Victoria Dr.

9. OIL/GAS WELLS. MoDNR maintains an online database on their website of active and active oil and gas wells. Revise Surveyor Note #4 to reference your findings and said database as the source of your information.

10. ACCESS EASEMENT. It seems that the easement dedication paragraph needs to be updated. It refers to unplatted future lots east of Lot 1, which doesn't fit this situation.

11. NORTH ARROW AND SCALE. Add a north arrow and scale to the drawing.

12. CITY SIGNATURE BLOCK. The language above the signature block refers to the wrong plat title.

13. PROPERTY OWNER INFORMATION. The owner/developer information at the bottom of the drawing lists B & D Business Holdings (as is referenced on the property owner signature line), but also lists Oakview Capital Partners, LLC. Correct the information as necessary.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The water line easement shown within the interior of the project must be specified as a private water line easement, and defined appropriately within the notes. This water line is a private line, and shall not be dedicated to the City. This was shown on the Preliminary Development Plan.
2. The "Detention Easement" is not defined. It must be clearly defined what the easement represents, and must clearly define who is responsible for maintenance. This shall be a private easement, with no mention of the City of Lee's Summit as being the grantee.
3. Visual observation of the presence of abandoned oil and gas wells is not sufficient. There are several methods that can be used to verify the existence or non-existence of these features, either by consulting the report on file at City Hall, or utilizing the database maintained by the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS).
4. A minimum ten (10) foot general utility easement must be dedicated along the street frontage of NE Douglas St.
5. SS/E is shown. This shall be designated as a private easement. The City of Lee's Summit shall not be listed as the grantee on any documents related to this easement, including the notes shown on this plat.
6. A sidewalk easement is defined in the notes, but no such easement appears to exist or appears to be warranted for this site. If a sidewalk easement is not needed or warranted, then remove the note.
7. Sidewalks were not shown on the plat. The general location of these features should be shown along Victoria Dr. and Douglas St., including a concept plan of the ADA-accessible ramp at the intersection of Victoria Dr. and Douglas St.

8. Wouldn't it be appropriate to label the right of way to be vacated as "right of way to be vacated by separate document" or equivalent language?

9. It appears a remnant note is shown under "Approvals" concerning Coleman Equipment?

10. The reference to the Master Drainage Plan should be removed under the "Restrictions" note on the upper right hand corner of the plat. The language should remain the same, except the phrase "...as shown on the master drainage plan..." should be removed. This is due to the fact that a Master Drainage Plan shall not be required on this subdivision since drainage shall be defined on the Final Development Plan(s).

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Separate comment was made regarding right-of-way vacation that when addressed may or may not impact the plat.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Missing plat corner control points

2. Mission POB on dwg

3. Missing distance between POC and POB

4. Legal description does not correctly identify POC and POB

5. Legal description should traverse in proper direction; 1st call states "NW" instead of "SE"

6. E line of NE 1/4 of 31-48-31 is incorrectly identified

7. Plat boundary lies within the CoLS ROW

8. Bearings on lots don't match plat bearings

9. Legal does not match dwg along east line of plat

10. Legal does not match dwg along north line of plat

11. Random "Coleman Equipment" information listed under "APPROVALS"

12. Overall plat line dimension and bearings should appear outside the plat, whereas lot dimensions should appear inside the plat

13. It should be noted that the bearing of the north line of section 31-48-31 varies appx 13' 35", or 87-55-03 and 88-08-38, as per measured between NW corner of said section (MO DNR doc 600-54806 dtd 02/1995), NE corner of NW 1/4 of said section (MO DNR doc 600-54807 dtd 02/1995), and NW corner of NE 1/4 of section 32-48-31 (MO

DNR doc 600-83256 dtd 01/2008). It appears the original bearing listed for this line on LEES SUMMIT NORTH INDUSTRIAL PARK 1ST PLAT (rec doc 1989I0902903) is in error. This causes the plat to encroach onto St Luke's East property, unless rotated a little over 2 degrees clockwise.

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