

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, August 03, 2018

To:

Property Owner: MAR INVESTMENTS 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: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018111

Application Type: Final Plat

Application Name: NAPA VALLEY 4TH PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, August 21, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: August 08, 2018 at 09:00 AM

Planning Commission Meeting: September 11, 2018 at 05:00 PM

City Council Ordinance: October 18, 2018 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 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. BLACKSTONE PLACE -- VACATION OF RIGHT-OF-WAY. It was a condition of approval with the most recent preliminary development plan (PDP) approved in 2015 that the segment of Blackstone Pl between Benziger Dr and Pryor Rd shall be vacated. No application for said vacation has been submitted to date.

2. CITY SIGNATURE BLOCK.

- Update the Mayor's name as follows: William A. Baird.
- Update the City Clerk's name as follows: Trisha Fowler Arcuri.
- Update the department name above Mr. McKay's name as follows: Planning and Special Projects.
- The City approval and signature block is broken up into two separate areas on the plat. Relocate all of it to the lower left-hand side of the drawing.

3. SURVEY AND PLAT NOTES.

- Update the floodplain note (Note #5) with the most recent FIRM panel information from 2017.
- Remove Note 6. There are no stormwater facilities in common area within this plat, nor common area tracts at all.

4. LOT LINE INFORMATION. There are no bearings or dimensions shown for the side lot lines.

5. SETBACK TABLE. Add a table to the plat that outlines the approved setbacks for this PMIX-zoned property. The setbacks are as follows: Front - 30 feet; Rear - 30 feet; Side - 7.5 feet; and Street Side (Corner Lot) - 25 feet.

6. DEVELOPER INFORMATION. Add the developer name and contact information on the plat.

7. SIDEWALKS.

- Show the required 5' sidewalks along the SW Stoney Brook Dr frontage of Lots 154 and 165.
- Extend and connect the sidewalk along the SW Sage Canyon Rd frontage of Lot 154 to the sidewalk along SW Stoney Brook Dr.

8. ACCESS RESTRICTION. Add a note to Lots 154 and 165 restricting direct vehicle access from said lots onto SW Stoney Brook Dr.

9. ALLEY STUB. The original plan for Napa Valley had alleys serving the area, hence the existing alley stub to the rear of Lot 153. With the stub now being unnecessary, staff recommends the removal of the stub so as to eliminate the irregular rear lot line for Lot 153. There is a public storm line and inlet in the stub that would need to be relocated.

10. ADDRESSES. Add the following addresses to their respective addresses:

- Lot 147 -- 1840
- Lot 148 -- 1836
- Lot 149 -- 1828
- Lot 150 -- 1824
- Lot 151 -- 1816
- Lot 152 -- 1812
- Lot 153 -- 1808
- Lot 154 -- 1800
- Lot 155 -- 1841
- Lot 156 -- 1837
- Lot 157 -- 1833
- Lot 158 -- 1829
- Lot 159 -- 1825
- Lot 160 -- 1821
- Lot 161 -- 1817
- Lot 162 -- 1813
- Lot 163 -- 1809
- Lot 164 -- 1805
- Lot 165 -- 1801

11. OWNERSHIP AFFIDAVIT. Provide a signed and notarized ownership affidavit document (see attached form).

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The easement on the east side of Lot 165 does not appear sufficient for the existing storm line. Please provide an easement with sufficient width, typically twice the depth of the utility line, assuming the utility line is centered within the easement.
2. Note #4 is referencing Edward Alton. Are you referring to Edward Alton May, Jr., P.E.?
3. Sidewalk appears to be missing along the west side of Stoney Brook Dr.
4. What is the status of the right of way shown on the north side of Lot 153? This does not appear to serve any purpose.
5. Existing variable easements are called-out without any document number. Please provide call-outs for these existing easements.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Lot 165 and Lot 154 shall not have access to SW Stoney Brook Dr., a residential collector, in accordance with the Access Management Code.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. No bearings/distances listed on lot lines
2. Need addresses/address table for lots
3. Legal is incorrect in 3 places. After the point of beginning:
call 5, the ITB should be S53-51-54E
call 7, the ITB should be S52-52-23E
call 13, curve should be to the left