

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, April 15, 2019

To:

Property Owner: OAK VIEW LEES SUMMIT LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: OAKVIEW CAPITAL PARTNERS, LLC

Email: BRAD@OAKVIEWWCP.COM

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018099

Application Type: Final Plat

Application Name: OAKVIEW FINAL PLAT

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

Tentative Schedule

City Council date will be Tuesday, May 7, 2019. 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.

Electronic Plans for Re-submittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

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:

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please define the dashed line representing the sidewalk in the legend.
2. Please define the storm sewer easement as a private easement (e.g., a private easement or license to enter...). As shown, it is vague whether this is a private easement.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. PROPERTY LINE INFO. Add the curve radius and arc length for the northwest corner of Lot 3.
2. CITY SIGNATURE LINE. Replace Bob McKay's name and title with the following: Ryan A. Elam, P.E., Director of Development Services.
3. CC&Rs. Provide a copy of the CC&Rs for staff to review the language assuring perpetual maintenance of the shared drive within the Access Easement (A/E).

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Radius and length should be listed on both curves on driveway off Douglas.

