

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, August 19, 2021

**To:**

**Property Owner:** CHOYCE LLC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2021294

**Application Type:** Final Plat

**Application Name:** NAPA VALLEY 5TH PLAT

**Location:** 3990 SW FLINTROCK DR, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Submit revised plans by 4pm on Monday, August 30, 2021. Revised documents shall be uploaded to the application through the online portal.

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**

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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.

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### **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.

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### **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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### **Analysis of Final Plat:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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#### **1. CITY SIGNATURE BLOCK.**

- Correct the City Clerk's name to Trisha Fowler Arcuri.
- Add a signature line for the Mayor.
- The approval language at the head of the signature block is that for a minor plat. Update it with the language for a final plat.

#### **2. PLAT TITLE.**

- The title block lists this as Napa Valley 4th Plat. Update the plat number to 5th Plat.
- The same comment applies at the head of the legal description.

#### **3. EASEMENTS.** Language defining and dedicating the D/E is required to be added to the plat.

#### **4. ADDRESSES.** Addresses for the proposed lots will be sent under separate cover.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement between Lots 178 and 179 is too narrow for the utility in question. In accordance with the Design and Construction Manual, easement width shall be twice the depth of the utility line, assuming the utility line is centered within the easement.

2. Easement width between all other lots containing stormwater lines along the sideyard appear to be too narrow. Please see above comment for requirements.

3. Floodplain note does not appear valid. It would appear from the grading plan contained within the engineering plans that a portion of the plat is within the regulatory floodplain.

4. Please show the location of the regulatory floodplain in plan view format and numeric format, with base flood elevation callouts at key intervals.

5. Will the lots within the regulatory floodplain be removed by a CLOMR-F?

6. Easement width around the cul-de-sac bulb shall be 15 feet rather than 10 feet. This is a requirement contained in the Design and Construction Manual.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Max. horizontal road radii is 200'.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Need addresses or an address table.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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