

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, October 06, 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

Tentative Schedule

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

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. EASEMENTS.

- Label the width for the U/E along the rear of all the lots on the north side of SW Flintrock Dr.
- Label the widths for the U/E along the SW Stoney Brook Dr frontage of Lots 166 and 196.
- Label the widths for the U/Es between Lots 169/170, 173/174 and 188/189.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see previous comment letter. Easement width was not revised as requested for the sanitary line running between Lots 179 and 178. I am showing a 14 foot deep sanitary sewer between Lots 178 and 179, and hence, a 30 foot general utility easement is required, assuming the line is centered within the easement and an allowance for pipe width. The easement width shall be a minimum of 15 feet on each side of the lot in order to meet minimum easement widths.

2. Please see previous applicant letter concerning the side yard easements containing storm lines. It appears these were not widened (plat is now missing the easement width). This would pertain to Lots 173 and 174, 188 and 189, and 169 and 170. Easement width should be twice the maximum depth of the line, plus an allowance for the width of the pipe. Minimum easement width is always based on measurements from the outside of the pipe, so please ensure the easement width meets this requirement. Depth shall be measured at the deepest point along the easement, which would appear to be approximately 12 feet the first two lot groups (storm line 2), and approximately 10 feet for the last lot group (storm line 1). It would appear the total width of the easement for storm line 2 should be 25.5 feet, and 21 feet for storm line 1. These widths are based on storm lines which are centered within the easement.

3. Previous submittal included the easement width on the plat for the side yard easements containing storm lines. These were noted as 5 feet. The most recent submittal does not include the width, but manually scaling the width shows it did not change. Please ensure all easement widths are noted on the plat. Please see comment 2 above, however, since 5 feet on each side of the lots will not be sufficient.

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	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments