



PLANNING AND DEVELOPMENT

Final Plat Applicant's Letter

Date: Wednesday, July 16, 2014

To:

Applicant: Residences at New Longview, brad@northpointkc.com <NO FAX NUMBER>
LLC

Engineer: RENAISSANCE MSLUTTER@RIC-CONSULT.COM <NO FAX NUMBER>
INFRASTRUCTURE CONSULTING

Property Owner: RESIDENCES AT NEW LONGVIEW LLC <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014056
Application Type: Final Plat
Application Name: KESSLER SECOND PLAT - LOT 1 AND TRACT A
Location: 3301 SW KESSLER DR, LEES SUMMIT, MO 640813200 SW LONGVIEW RD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, June 17, 2014 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 07/08/2014 05:00 PM: **07/08/2014**

City Council Ordinance 07/24/2014 06:15 PM: **07/24/2014**

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.

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 Permitting and Plan Review Division of the Codes Administration Department at 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 Planning and Development and the Codes Administration departments. You can also find more information on the City of Lee's Summit web site at lees-summit.mo.us. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Add Fred DeMoro's name to the planning commission's secretaries signature block.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a public easement for the domestic water meter. Please coordinate with the plans to ensure the easement is able to contain the water meter and vault, but also ensure that any retaining walls or other structures do not encroach upon the easement.
2. Please add a 15 foot wide private drainage easement along the southwest driveway and continuing northward beyond the north property line of Lot 3 (i.e., 5 feet would be sufficient), Kessler 1st Plat). This easement should grant perpetual access for future drainage improvements to the owners of Lot 2 and Lot 3, Kessler 1st Plat. If necessary, a sketch can be provided to better describe what is intended.
3. Please describe how it was determined that no abandoned oil or gas wells exist on the property. Was this from the Missouri Department of Natural Resources Division of Geology and Land Survey database, or the report on file with Planning?

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@citlyofls.net	No Comments
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