

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Thursday, October 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 <NO FAX NUMBER>
LONGVIEW LLC

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014056
Application Type: Final Plat
Application Name: KESSLER SECOND PLAT - LOT 1 AND TRACT A
Location: 3200 SW LONGVIEW RD, LEES SUMMIT, MO 640813301 SW KESSLER DR, LEES
SUMMIT, MO 64081

Analysis of Final Plat:

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The drainage easement will need to be a private easement granted by the owner of Lot 1A to the owners of Lot 2 and Lot 3 to the east.
2. The drainage easement described in comment 1 (above) must have a route to the detention basin tract (i.e., Tract 1A). As shown, there is no way to direct drainage towards the detention tract without entering right of way.
3. The drainage easement described in comment 1 (above) must have a route from Lot 2 to the east. As shown, the only route is from Lot 3.
4. All easements, whether public waterline easements or private drainage easements must be defined on the plat. As shown, there are only two (2) types of easements described (i.e., general utility easements and an access easement).

1. In the signature block area for planning commission secretary add the name: Fred DeMoro
2. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.350 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.