

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, January 25, 2021

**To:**

**Property Owner:** B M W COMMUNITIES INC      Email:

**Applicant:** Summit Homes      Email: [permitting@summithomeskc.com](mailto:permitting@summithomeskc.com)

**Engineer:** ANDERSON ENGINEERING INC      Email:

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2021004

**Application Type:** Final Plat

**Application Name:** Highland Meadows - 6th Plat

**Location:** 1201 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Monday, February 08, 2021 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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.

## **Excise Tax**

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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**

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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).

## **Analysis of Final Plat:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Vicinity Map. Please show a north arrow on the vicinity map
2. Street names. Please show the names of the streets
3. Name on Dept Signature. Jackson County prefers not to have a name listed for the Assessor/GIS Dept signature line, just the department name.
4. Easement detail. Please add a note to the ingress/easement easement across Tract J to make it clear to where it applies. The easement needs to be defined on the plat and dedicated.
5. Addresses. Please see the attached Addressed document for addresses.
6. Street name. Please change abbreviation for Terrace to TER, not TERR.
7. Tract J. "TRACT J IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION, INCLUSIVE OF THE PRIVATE SIDEWALK AND ANY OTHER IMPROVEMENTS LOCATED ON SAID TRACT THAT PROVIDES A CONNECTION BETWEEN SW LONGVIEW BLVD AND SW 11TH TERR. THE CITY OF LEE'S SUMMIT SHALL HAVE NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OVER THE PRIVATE IMPROVEMENTS ON TRACT J."

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The plat references a Drainage Easement (D/E). but I don't see one shown. If not used, please remove the language from the plat.

2. Please provide an easement along Longview Blvd.

3. It appears that there are some storm sewer not centered in easements, which is required. Please revise either the easement of the storm sewer alignment.

4. Please label the street names.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Legal description has errors on the northwest part of plat.  
Dimension for bearing S26-56-00E; drawing shows 28.37, but legal says 38.37  
Bearing S44-53-00E; drawing shows 71.49, but legal lacks any length.  
Drawing shows the following bearing to be  
S33-57-00W/distance 170.06; there is no bearing listed in legal.

2. What is the return radius on the cul-de-sac on 11th Terr?

3. Need distances on SW Fiord and bearing/distance on 11th St at that intersection of Fiord and 11th St.

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