

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, June 25, 2021

To:

Property Owner: SCHOOL DISTRICT 7
REORGANIZED

Email:

Applicant: REORGANIZED SCHOOL DISTRICT NO 7 **Email:**

Engineer: OLSSON ASSOCIATES (BRIAN LADD)

Email: BLADD@OLSSONASSOCIATES.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021210

Application Type: Final Plat

Application Name: Lee's Summit School District #7 - Middle School #4

Location: 1001 SE BAILEY RD, LEES SUMMIT, MO 64081

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. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. PLAT TITLE.

- Add the lot numbers to the plat title.

- Staff suggests retitling the plat so it reads, "Lee's Summit Middle School #4, Lots 1 and 2". Update all plat title references on the drawing to reflect the new name.

3. ADDRESSES. Label each lot with their respective address: Lot 1 - 1001 SE Bailey Rd; and Lot 2 - 1001 SE Cape Dr.

4. STREET NAME. Add the "SE" quadrant prefix to the Cape Dr street name label.

5. SIDEWALKS. 5' sidewalks are required along both sides of SE Cape Dr and along the south side of SE Bailey Rd.

6. CITY SIGNATURE BLOCK. Replace Dana Arth's name with Cynda Rader as the Planning Commission Secretary.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Cape Dr. shall be adjusted as described during the Zoom call with Terry Parsons and Ryan Fleming on Jun. 24, 2021.

2. Minimum of 10 feet of general utility easement shall be provided along Cape Dr. on each side of the right of way.

3. Sanitary sewer easement shall be adjusted in accordance with the alignment discussed during the Jun. 24, 2021 zoom meeting.

4. Water line easement may need to be established, but no plans have been submitted for water line extension. If water main can be installed in embankment at minimum depth of cover, but above the box culvert, a separate water

line easement might not be necessary. If however the water line extension cannot be installed on top of the box culvert without clearance issues or depth of cover issues, a separate water line easement shall be established.

5. Stream buffer limits shall be shown on the plat.

6. Stream buffer language shall be shown on the plat.

7. Detention basin language shall be shown on the plat in a form acceptable to the City. As shown, it does not follow our standard language for detention basins, but rather, references BMP areas.

8. Detention basin locations shall be shown on the plat.

9. A minimum 10 foot general utility easement should be dedicated along the Bailey Rd. right of way. This new easement may overlap existing easements.

10. Prior to approval of the plat, Cape Dr. improvements plans shall be submitted and approvable. This would not only include Cape Dr. plans, but also water line extension to the plat boundary, storm improvements, and box culvert improvements.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Right-of-way shown for Cape Drive shall be coordinated with property to the east (Bailey Farms) and aligned accordingly.

2. Sidewalk needs to be shown with measurements.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The first call in the legal is different than the drawing (20.00 vs 19.96).

2. Please note the POINT OF BEGINNING in the legal description

3. What is that 1 foot length designation near the POB? Is there an associated bearing?

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