

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, August 30, 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:** Hector Soto Jr., Planning Division 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

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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).

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### Analysis of Final Plat:

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<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. 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. SIDEWALKS. A 5' sidewalk is required to be constructed along the south side of SE Bailey Rd. Show and label said sidewalk.

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<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Comment 5 on previous applicant letter was not addressed: It does not appear the stream buffer matches what is shown on the Final Development Plan. Two separate lines are shown for the stream buffer. It is our understanding the stream buffer extends to the property boundary to the east. Please check and ensure the correct stream buffer is shown on the plat. It appears one of the dashed lines represents the ordinary high water mark(?), so this should be reconciled.

2. Comment 4 previous applicant letter was not addressed: 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 around the box culvert, and crossing the creek to the east.

3. Comment 10 within previous applicant letter was not addressed: 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.

4. Please refer to comment 7. The City has standard detention basin language that should be used to identify maintenance aspects of the basins. Although the private easement would be a good idea, identification of the parties responsible for the operation and maintenance is required. If you do not have the most up to date language, we will send it separately.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk (10') required along the south side of Bailey Road in accordance with sidewalk requirements and Comprehensive Plan (Greenway Master Plan Element). This has already been included in the Engineering Plans.
2. Sidewalk (5') required along other streets impacted/extended in accordance with UDO. these sidewalks have also already been shown on the submitted Engineering Plans.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. What is that 1 foot length designation near the POB? Is there an associated bearing?