

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, March 25, 2022

**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, Lots 1 and 2

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

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**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

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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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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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. DATES. Update the years referenced in the owner's signature paragraph, notary paragraph and City Council approval paragraph from 2021 to 2022.
3. SIDEWALKS. 5' sidewalks shall be added to both sides of the entire length of SE Cape Dr.
4. LOT NUMBERS. Since the parcel on which the detention basin is located serves no other purpose than to house private infrastructure, rename Lot 2 as Tract A. Update the plat title and any other reference to Lot 2 throughout the document to reflect the change in lot name.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. "S/E" is shown on the legend, but "Sanitary Sewer Easement" is called-out on the plat. Please reconcile.
2. Sanitary sewer easement definition under "dedications" does not follow the City of Lee's Summit template. Please use the following template: "A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."
3. Sanitary sewer easement was missing to the south of Cape Dr. Please dedicate a sanitary sewer easement (i.e., not a general utility easement) for the line to the south plat boundary.

4. Detention basin maintenance language includes reference to HOA, POA, or owner. Please be specific as to the responsible party, since the template is meant to be altered to be site-specific. In this case, it shall be the owner since there will not be a separate HOA or POA to provide future maintenance or inspection. Please correct.

5. Private easement language is included within the dedication language. Where are these private easements? If no private easements, this language should be removed.

6. Sidewalk is not shown along Cape Dr. It is only shown to the limits of the construction of Cape Dr., with no indication of future construction of sidewalk along both sides of Cape Dr. Please correct. Please see Planning comments for more information.

7. Stream buffer language shall be revised as follows: "In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County."

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Can you clearly identify where the 1 ft line is? It seems to be covered up by the plat boundary and the circles. I assume it is between the plat boundary and the tract to be dedicated for Bailey Rd ROW.