

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, December 22, 2022

**To:**

**Property Owner:** RESIDENCES AT BLACKWELL LLC Email:

**Applicant:** GRIFFIN RILEY PROPERTY GROUP

Email: VICTORIA@GRIFFINRILEY.COM

**Engineer:** SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022413

**Application Type:** Final Plat

**Application Name:** Residences at Blackwell

**Location:** 2840 SE BLUE PKWY, LEES SUMMIT, MO 64063

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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.

### **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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide completed application and ownership affidavit forms with signatures.
2. Please show the location of all oil and/or gas wells. If none are present, please add a note stating so and cite your source of information.
3. The proposed street Heritage St should be renamed to SE Shenandoah Drive.
4. Please label Lot 1 with its address, 2951 SE Shenandoah Drive.
5. Please show the location and width of the required sidewalks adjacent to SE Blue Pkwy and SE Shenandoah Dr.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please revise the storm drainage note to remove the words "by the master drainage plan for the Residences at Blackwell" from the note. No Master Drainage Plan is required for this plat since grading and drainage mitigation will be managed during the Final Development Plan process for this lot. The new note should be included, but the reference to the Master Drainage Plan deleted. Please revise.
2. The detention note on the plat should be removed since there are no common area tracts on the property, and the detention facility is located within the lot boundary to be maintained by the owner of Lot 1. Please revise.
3. Please discuss the findings of any abandoned oil or gas wells on the property, and show their location. Please be aware a visual survey is not sufficient to make any determination of these features, since they will be obscured from view in most cases. The MDNR maintains a database, and the City has a document that can be reviewed for information of abandoned oil and gas wells, and this should be shown as a note on the plat. If any abandoned oil or gas wells exist within the limits of the plat, setbacks in accordance with the Unified Development Ordinance (UDO) are required for any buildings. Please review and update the plat with the requested notation.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@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. The bearing between coordinate 13 and 14 is obscured. Also, do these road stubs have names? There is one stub on the west and one on the north end of the plat.

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