

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, March 29, 2023

**To:**

**Applicant:** GRIFFIN RILEY PROPERTIES

**Email:**

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

**Engineer:** SCHLAGEL & ASSOCIATES

**Email:** SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023048

**Application Type:** Final Plat

**Application Name:** Blackwell Reserve - FP

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

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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>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please include the lot/tract numbers in the plat title.
2. Please correct the north arrow to reflect the correct orientation.
3. Surveyors note #1 incorrectly lists the zoning of this property. It should be RP-1.
4. Please add a note that a modification to the minimum lot width was granted by Ord. #9292 to allow for a 40' wide lot.
5. Please label the area in square feet for each lot, parcel, or tract.
6. Please label Tract B as a Private Alley.
7. Please update the signature block for Development Services to reflect the Current director, Joshua Johnson, AICP.
8. Please label each lot, parcel, or tract with its street number.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The drainage note on the plat should be changed to add "...as shown on the Master Drainage Plan for Blackwell Reserve" immediately after "on the lots". Please update as appropriate.
2. Informational Comment: A final review of the easements shown on the plat shall be performed prior to final submission of mylars. Adjustments to the easements may be necessary based on a review of the utility plans such as sanitary sewer and water lines.

<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. There is already a Riley Dr in the northeast part of the city. Please change street name.

2. The information along the northern curve of the alley is hard to decipher. The 34+40 feet on lot 35 looks wrong. Please provide a clean, clear copy with visible hashmarks, clearly marked distances, and curve data, esp for lots 35-38.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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1. Only one point of vehicle access is provided to this development and two are required. Make needed corrections.