

May 5, 2023

Mike Weisenborn  
Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PL2023044 REUNION AT BLACKWELL  
REVIEW DATED MARCH 29, 2023  
FINAL PLAT**

Dear Mike:

Thank you for your review comments for the above-referenced public waterline plans dated March 29, 2023. Please see the responses below:

#### **Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittal 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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

**Response: Acknowledged.**

#### **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. Should you have additional comments or questions, please do not hesitate to contact me.

**Response: Acknowledged.**

#### **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,

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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 ore 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).

**Response: Acknowledged.**

## **Analysis of Final Plat**

### Planning Review

1. Please include the lot/tract numbers in the plat title.

**Response: Revised with this submittal**

2. Please update the signature block for Development Services to reflect the current director, Joshua Johnson, AICP.

**Response: Revised with this submittal**

3. Please label each lot, parcel, or tract with its street number.

**Response: Please provide street numbers.**

### Engineering Review

1. An exclusive sanitary sewer easement is shown on the plat, but not defined anywhere on the plat. Please use the following definition on the plat that has been reviewed by the City Law Department: “Sanitary Sewer Easement: a permanent and exclusive easement is hereby granted to the City of Lee’s Summit to patrol, alter, conduct surveys, construction, 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 uses 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 improvement 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 an d shall be a 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.”

**Response:**

2. Please use the following language to describe the responsibilities and identification of parties in respect to the detention basins: "All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association – please identify which is applicable} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are full-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current city of Lee's Summit property Maintenance Code."

**Response:**

3. On the stormwater note, please add "as shown on the Master Drainage Plan for Reunion at Blackwell" immediately after "on the lots".

**Response:**

4. Informational Comment: A final review of the easements shall be conducted prior to submittal of final mylars. Adjustments may be necessary based on a review of the water line and sanitary sewer plans.

**Response:**

#### Traffic Review

No Comments – **No Response.**

#### GIS Review

1. Griffin Dr and Riley Dr are existing streets in the north part of LS. Please change the names of these streets.

**Response:**

#### Fire Review

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

**Response:**

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Mark A. Breuer, PE  
Principal / Engineering Manager

Direct 913-322-7154  
[MAB@schlagelassociates.com](mailto:MAB@schlagelassociates.com)

/mr  
Attachments