



May 8, 2023

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

**RE: PL2023048 RESERVE 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,

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. (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: Lot/tract numbers have been added to the plat title
2. Please correct the north arrow to reflect the correct orientation.
Response: Corrected
3. Surveyor’s note #1 incorrectly lists the zoning of this property. It should be RP-1.
Response: Corrected
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.
Response: Note added
5. Please label the area in square feet for each lot, parcel, or tract.
Response: Area table added
6. Please label Tract B as a Private Alley.
Response: Labeled
7. Please update the signature block for Development Services to reflect the current director, Joshua Johnson, AICP.
Response: Updated
8. Please label each lot, parcel, or tract with its street number.
Response: We are waiting for the city to provide the street numbers.

Engineering Review

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.
Response: Note changed as requested
2. Informational Comment: A final review of the easement 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.

Response: Acknowledged

Traffic Review

No Comments – **No Response.**

GIS Review

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

Response: Street name has been revised to Riley St., Ter., and Ln.

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.

Response: Revised as requested.

Fire Review

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

Response: Emergency access is being provided to through the commercial development.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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Principal / Engineering Manager
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/mr

Attachments