

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, May 22, 2023

**To:**

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

**Applicant:** GRIFFIN RILEY PROPERTIES

Email:

**Engineer:** SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023044

**Application Type:** Final Plat

**Application Name:** Reunion at Blackwell - FP

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

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**Tentative Schedule**

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.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

**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.

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## **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.

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## **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 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 label each lot, parcel, or tract with its street number.

Lot 1 – 2950 SE Shenandoah Dr  
Lot 2 – 651 SE Riley Ln  
Lot 3 – 551 SE Riley Ln  
Tract A – 570 SE Riley Ln  
Tract B - 575 SE Riley Ln

<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 refer to previous comment letter. It does not appear any of the engineering comments were addressed. In particular, we are missing the supplied language for the sanitary sewer exclusive easement in the dedication language shown in the upper right hand corner of the plat, and we are missing the detention basin tract maintenance language that was supplied to you. Please revise, update, and resubmit as requested.

2. Please eliminate the water line easement shown on the plat that runs parallel with the sanitary sewer easement. Please increase the width of the sanitary sewer easement to match what is shown for the combined sanitary sewer easement and water line easement (i.e., 32.5 feet total width). At the present time, the water line loop is not desired to extend to the northeast as shown, but rather, looped to the main on Blue Pkwy. Please revise as appropriate.

<b>Fire Review</b>	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.

<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. Griffin Dr and Riley Dr are existing streets in the north part of LS. Merely changing the suffix is not enough; the entire street name must be changed. Please change the names of these streets.