

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, May 22, 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

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

All Planning application and development engineering plan resubmittals shall be 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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

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

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. A second access to Blue Pkwy. is required. How does this particular plat meet this requirement? How will public utilities such as the water line loop discussed in other applications be constructed to meet the looping requirement to Blue Pkwy.? Recommend a meeting to discuss.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

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

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
-----------------------	---	-------------

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
-------------------	---------------------------------	--	-------------

1. There is already a Riley Dr in the northeast part of the city. Please change street name; changing the street type alone is not sufficient. From our street policy:

Streets in general alignment with existing adjacent streets shall be given the same street name.

Disconnected street segments shall adhere to this criterion even if there is no chance of a future connection. Streets

shall have different
names if they are not in alignment.

Streets with the same name shall be spelled exactly the same. Spelling shall take into account spaces as characters. Example: KNOLLBROOK and KNOLL BROOK