

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, November 25, 2024

To:

Web Registered User: Schlagel & Associates, PA Email: comments@schlagelassociates.com

Engineer/Surveyor: JAKE HATTOCK Email: JHATTOCK@SCHLAGELASSOCIATES.COM

Applicant: INSPIRED HOMES Email: RLONG@INSPIRED-HOMES.COM

From: Claire Byers,

Re:

Application Number: PL2024284

Application Type: Final Plat

Application Name: Kensington Farms - 7th Plat, Lots 279 thru 324

Location:

Tentative Schedule

Submit revised plans by 4pm on Tuesday, December 10, 2024. Revised documents shall be uploaded to the application through the online portal.

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 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	Claire Byers (816) 969-1242	Claire.Byers@cityofls.net	Corrections
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1. CITY SIGNATURE BLOCK. Remove the name of Cynda Rader as Planning Commission Secretary and replace it with the name of Terry Trafton.
2. SIDEWALK NOTE. Note was copied over from Pergola Park Plat, please remove note entirely.
3. ADDRESSES. See the marked-up copy of the plat staff prepared with the assigned addresses that is available through the City's portal. Label each lot with its respective address. Corner lots have been given two addresses depending upon where driveway will be located.
4. Remove Josh Johnson's name; leave blank. If no director by time of plat signature, will have interim director sign.
5. Project located in Cass County, please revise.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Please revise the county in the first Restrictions note.
2. What does the "(P)" represent in some of the easement labels?
3. Additional comments could be forthcoming after the public infrastructure plan reviews have been completed.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	Corrections
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1. Sidewalk needs to be shown on all streets.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please clear up overtyping on lot 310
2. Not a correction necessarily, but can you please double check the lines around lot 315: The west line is N01-20-14E, and the west is N00-20-14E. These bearings could be accurate or transposed as they are very similar. Just please double check that these are the correct (but different) bearings on this plat.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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