

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, December 02, 2024

**To:**

**Applicant:** GRIFFIN RILEY PROPERTIES

**Email:**

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

**Engineer/Surveyor:** SCHLAGEL & ASSOCIATES

**Email:** SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023044

**Application Type:** Final Plat

**Application Name:** Reunion at Blackwell Lots 1 Thru 3 and Tracts A and B

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

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, April 11, 2023. 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**

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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.

## 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.

## Analysis of Final Plat:

<b>Planning Review</b>	Shannon McGuire	Senior Planner	No Comments
	(816) 969-1237	Shannon.McGuire@cityofls.net	

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

1. Dedication language for the detention tracts (i.e., Tract A and B) is still not quite correct. The standard template language that was provided appears correct, but you did not specify whether the detention tracts would be maintained by the property owners association, homeowners association, or owner. Please select which entity will be responsible for perpetual maintenance of Tracts A and B by selecting the entity responsible for perpetual maintenance.

<b>Fire Review</b>	Jim Eden	Assistant Chief	Approved with Conditions
	(816) 969-1303	Jim.Eden@cityofls.net	

1. Only one point of vehicle access is provided to this development and two are required. Second access to be concurrent with the Reserve, per response letter from Schlager.

<b>Traffic Review</b>	Erin Ralovo		Corrections
		Erin.Ravolo@cityofls.net	

1. Sidewalks should be shown on all streets.

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

2. "WOOD LN" is used in both the NE and SE part of the city. This must be a continuation of the existing road alignment in order to use this name. Please verify that this is a continuation of the existing road or change the name of the street. Per LSMO street name policy (April 2009):  
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.