
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, March 20, 2026

To:

Property Owner: BANK OF AMERICA Email:

Web Registered User: Eric Van Wazer Email: evanwazer@allegroeng.com

Engineer/Surveyor: Brian Emrich Email: bemrich@allegroeng.com

: <NO CONTACT NAME AVAILABLE> Email:

From: Scott Ready, Project Manager

Re:

Application Number: PL2026063

Application Type: Minor Plat

Application Name: John Knox Retirement Village - 11th Plat, Lot 1A & 1B

Location: 1801 NW CHIPMAN RD, LEES SUMMIT, MO 64081

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

DEVELOPMENT SERVICES

Review Status:

Required Corrections:

| | | | |
|------------------------|-----------------------------------|--|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--|-------------|

1. PLAT HEADER. Remove the wording "Lot Split" from the drawing header above the plat title so the header simply reads "Minor Subdivision".
2. PROPERTY BOUNDARY INFORMATION. 1) The labeled property line bearing for the north plat boundary doesn't match the original 11th Plat. Label both the measured bearing (currently shown) and the recorded bearing from the 11 Plat. This comment also applies to the south, east and west property line bearings. 2) Two bearings with different directions are labeled for the property line dividing Lots 1A and 1B, as well as the northern boundary of Lot 1B. Delete one of the bearings so just one bearing is labeled for each property line.
3. OIL AND GAS WELLS. Add a note to the drawing regarding the absence of any active, inactive or capped oil and gas wells on the property. Cite the source of information used to make this determination. MoDNR maintains an online well database that can be sourced and cited.
4. SIDEWALKS. Show and label the existing sidewalk (including width) along the property's NW Chipman Rd frontage.
5. CROSS-ACCESS. A blanket or defined and dimensioned cross-access easement shall be dedicated via the subject plat to allow access to, from and across Lots 1A and 1B onto NW Chipman Rd. Include a cross-access easement dedication paragraph to the drawing.
6. CITY SIGNATURE BLOCK. 1) Revise the last portion of the approval language above the City signature lines to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances." 2) Replace the name and title of Aimee Nassif with the name and title of Tracy L. Albers, Director of Development Services. 3) Delete the name "Mathew Wagner" from the Jackson County GIS signature line so that only the department name remains.
7. ADDRESSES. Label the lots with their following respective addresses: Lot 1A - 1801 NW Chipman Rd; and Lot 1B - 1731 NW Chipman Rd.

| | | | |
|---------------------------|--------------------------------------|--|-------------|
| Engineering Review | Susan Nelson, P.E. (816) 969-1229 | Senior Staff Engineer Susan.Nelson@cityofls.net | Corrections |
|---------------------------|--------------------------------------|--|-------------|

DEVELOPMENT SERVICES

1. Currently, the sanitary sewer connections for the lots within this plat are not clearly identified. Further comments will be forthcoming after the Final Development Plans have been submitted for review.

2. Please be aware that before this plat can be approved, the Public Sanitary Sewer Plans must be submitted and reviewed to a point that the information on the plat is known to be correct.

| | | | |
|-----------------------|-------------------------------|---|-------------|
| Traffic Review | Erin Ralovo (816) 969-1800 | Senior Staff Engineer Erin.Ralovo@cityofls.net | No Comments |
|-----------------------|-------------------------------|---|-------------|

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

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

1. Lot 1B is missing a distance in the legal:
S03-17-38W/208.23