

**DEVELOPMENT SERVICES**

**Preliminary Plat  
Applicant's Letter**

**Date:** Friday, October 25, 2019

**To:**

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**Property Owner:** CHAPEL RIDGE RESIDENTIAL LLC Email:

Fax #: <NO FAX NUMBER>

**Engineer:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2019353

**Application Type:** Preliminary Plat

**Application Name:** THE VILLAS OF CHAPEL RIDGE 2ND PLAT

**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Monday, November 11, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: October 29, 2019 at 09:00 AM

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.

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**Electronic Plans for Resubmittal**

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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## Excise Tax

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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

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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 Preliminary Plat:

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please label and show all utility easements
2. Please show all proposed utilities in legend

1. Proposed grading was not shown. Was a grading plan prepared? If so, we did not receive it.
2. The water line connection at Dick Howser appears to have been omitted.
3. The intersection of Dick Howser Dr. and Independence Ave. is too steep. It appears to be nearly 20% grade. Please see previous comment related to the lack of a grading plan. This plan should show the proposed grading for the new intersection.
4. A stormwater memorandum is required, which discusses the existing detention basin and its ability to capture stormwater runoff from this project.
5. Please show all easements. A minimum 10 foot easement is required along all street frontage.
6. Sidewalk connection was not shown to the north, to connect to the existing sidewalk on Dick Howser Dr.