

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Monday, April 27, 2020

**To:**

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

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Engineer:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

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

**Re:**

**Application Number:** PL2020099

**Application Type:** Final Plat

**Application Name:** The Estates of Chapel Ridge 2nd Plat  
The Townhomes of Chapel Ridge 2nd Plat

**Location:** 4060 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by noon on Monday, May 04, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: April 28, 2020 at 09:00 AM

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

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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).

## Analysis of Final Plat:

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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### 1. Ownership Affidavit.

Please submit a signed ownership affidavit.

### 2. Developers phone number. The Developers phone number is missing from the plat.

3. COMMON PROPERTY. Provide a copy of the subdivision's CC&Rs for review to ensure that they include the required language contained in UDO Section 4.290. The CC&Rs containing the required language shall be recorded at the time the plat is also recorded.

4. Easements. In the legend you have W/E for water easement and P/E for Access/Pedestrian Easement. These easements are not shown on the plat. If these easements do not need to be dedicated as part of this plat, please delete them from the legend.

5. Common Area Tracts. Please make a statement dedicating ownership and maintenance responsibility for all common area tracts to the homeowners association. Statements can be found under Article 7 sec. 7.140 per the UDO.

### 6. SIDEWALK EASEMENT.

- Sidewalk easements are required for the areas where the sidewalks meander into the common area tracts adjacent to the head-in parking space bays. Add the following sidewalk easement dedication language: A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "S/E" on the accompanying plat.

- The segments of sidewalk along the frontage of any common area tract shall be constructed by the developer at the time of infrastructure construction.

7. After looking at the plat, it looks like you are proposing to plat two separate but related subdivisions in a single drawing. We have never seen this approach taken with us where a single plat covers two separately named developments. We have been in contact with Vincent at Jackson County and their response is provided.

The dedicated name for the each lot/tract created by this plat would have 1 name it would be as shown on the dedication on the attached plat.

“THE ESTATES OF CHAPEL RIDGE-2ND PLAT LOTS 23 & 24 AND THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT LOTS 9-19 & TRACTS A-D” if they want lot 23 & 24 to be separate lots form the other lots shown then they will have to do a 2 plats for each part.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. There are concerns with the dual naming convention in this plat. Per Jackson County: Also every lot or tract in the plat gets that name. if they want the townhomes separate from the Estates then it would be 2 plats not 1.

If this is 2 project then I would tell them there would be confusion down the road with this name.

2. Drawing references wrong plat near POB. It should be "Townhomes of Chapel Ridge Lot 5."

3. Fourth call ITB is incorrect. Also, when corrected, please label on drawing.

4. Please label ITB between points 10 and 11.

5. Bearing near point 17 doesn't match drawing/legal.