



Application No. PL2020099

Planning Review Comments

1. Ownership Affidavit. Please submit a signed ownership affidavit.

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

Added

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.

Removed

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.

Added

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.

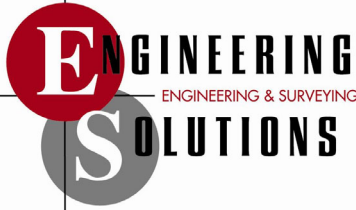
Added

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 from the other lots shown then they will have to do a 2 plats for each part.

Split into 2 plats



GIS Review

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.

Split into 2 plats

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

Changed

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

Updated

4. Please label ITB between points 10 and 11.

Labeled

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

Updated

Feel free to contact me should you have any addition questions regarding this project.

Thank You,

Matt Schlicht