

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, April 06, 2021

To:

Property Owner: ACH DEVELOPMENT 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: PL2021098

Application Type: Final Plat

Application Name: Park Ridge 8th Plat - Lots 362 - 391

Location: 1630 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

Electronic Plans for Re-submittal

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.

Voluntary Residential Development Surcharge

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Vicinity Map North Arrow. Please show a vicinity map north arrow.
2. Single family compatibility list. Please submit the single family compatibility check list.
3. Legal Description. Please submit the legal description in Microsoft Word format.
4. In "Testimony of Whereas" year. Please update the year in the "Testimony of Whereas"
5. Build Lines and Utility Easements. Some of the B/L and U/E labels are randomly placed and they do not show a line where you are talking about. Some of the lines do not have a B/L or U/E label. Please fix the B/L and U/E lines that you have showing. Please show all other B/L and U/E lines.
6. Common Area Tract Note. Please remove the common area tract note.
7. Feather Lane Rd. Please rename Feather Lane Rd. We already have a Feather road within the City.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The developer will be required to construct the ADA-accessible sidewalk ramps when the infratructure is constructed. Please revise the sidewalk note accordingly.

Traffic Review	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. The legal description on this 8th plat is identical to the 7th plat. Please provide the correct legal.
2. The coordinate table is exactly the same as on the 7th plat. Please provide a correct table
3. Plat will need addresses on each lot and tract.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
