

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 15, 2022

**To:**

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** CHOYCE LLC

Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022245

**Application Type:** Final Plat

**Application Name:** THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1

**Location:** 4008 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, July 26, 2022. Revised documents shall be uploaded to the application through the online portal.

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.

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### **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.

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### **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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### **Analysis of Final Plat:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
2. REVISIONS BOX. Please note the revision date in the box. It helps us properly reference the correct drawing in the staff report and ordinance.
3. STATE PLANE COORDINATES. Label the coordinates for the plat corners.
4. STREETS. Label the ROW width for NE Dick Howser Dr.
5. EASEMENTS.
  - Extend the 20' U/E across the frontage of both Tracts C-1 and D-1.
  - Label the U/E width along the south boundary of Lots 63 and 74. Also along the shared property line between Lots 70/71.
6. COMMON AREA.
  - Add a note dedicating ownership and maintenance of Tracts C-1 and D-1 to the HOA.
  - Provide a copy of the CC&Rs with the required language to satisfy UDO Section 4.290.
7. SIDEWALK NOTE. Revise the sidewalks note to correctly reference the developer's responsibility to construct the sidewalk along the frontage of Tracts C-1 and D-1 at the time the public infrastructure is constructed.
8. ADDRESSES. Access through the portal a copy of the plat titled "assigned addresses". Label the lots with their corresponding addresses.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement width between Lots 71 and 70 and Lots 66 and 67 are too narrow for the storm line. Easement width should be twice the depth of the storm lines at their deepest point, assuming the storm line is centered within the easement. Please revise as appropriate after reviewing the depth of the storm sewer.
2. Sidewalk notes reference streets that do not exist on this plat. Please review and update as appropriate, and add notes concerning the installation of sidewalk with the subdivision improvements across unplatted property and common area tracts.
3. Tract C-1 does not appear to show an exclusive sanitary sewer easement. Due to the nature of the geometry of the sanitary line installed in this tract, the new sanitary sewer easement shall be dedicated as an exclusive sanitary sewer easement, with language included in the dedication language as appropriate. This is assuming no easement currently exists. Please review and revise as appropriate.
4. No information or profile view of the existing sanitary sewer to remain in place was provided, and therefore no review could be conducted as to the suitability of the easement widths for the existing sanitary sewer to remain in place. Please provide a profile view of the existing sanitary sewer to remain in place in order to evaluate the easement widths needed.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPi		No Comments
		Brad.Cooley@cityofls.net	

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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks state plane coordinates
2. Plat does not align with the previous plat (Villas of CR 1st) beginning with the second call of the legal and continuing to the SE corner of this plat; both leaving an unplatted parcel sliver and encroaching on the tract A-1, not owned by Choyce. Please review Villas of CR 1st and this plat to rectify.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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