

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, September 06, 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

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

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LEGAL DESCRIPTION. 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. EASEMENTS. There is a gap in the 20'-wide general utility easement along the east side of NE Troon Dr where Tracts C-1 and D-1 are located. In order to provide a continuous 20' U/E along the east side of the street, a 20' U/E shall be extended along the frontages of both Tracts C-1 and D-1.
3. COMMON AREA. Provide a copy of the CC&Rs with the required language to satisfy UDO Section 4.290. The City will not release the plat for recording until such time as CC&Rs containing the referenced required common area language is verified by staff to be included in said document.
4. ADDRESSES. Access through the portal a copy of the plat titled "assigned addresses". Label the lots with their corresponding addresses. Please contact staff if you require assistance in navigating the portal to retrieve the referenced assigned addresses.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement width between Lots 70 and 71 do not scale to 10 feet on each side of the respective lot lines. I am showing 7.5 feet for each lot line as scaled from the drawing, for a total of 15.0 feet which is not sufficient width. As indicated in our comment letter on the street and stormwater plans dated Aug. 12, 2022, we need a minimum of 20.0 feet of easement assuming the storm sewer is centered within the easement. Please review and revise, and ensure the easement widths match the scale.
2. What is the purpose of the utility easement between Lots 63 and 64? There are no storm lines contained within this easement.

3. The easement width called-out between Lots 66 and 67 does not scale to the width shown. Please see comment #1 above as this appears to be a similar issue.

4. Based on the comments related to the street, stormwater, and Master Drainage Plan, additional easements may be required.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Control point 2 is incorrect on its northing. Should be more like 312761.905