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**Final Plat  
Applicant's Revision Response Letter**

**Date:** Wednesday, October 09, 2024

**To:** Adair Bright

**Property Owner:** LSMO TUDOR APARTMENTS LLC Email:

**Engineer/Surveyor:** RENAISSANCE INFRASTRUCTURE CONSULTING INC

**Email:** dbertz@ric-consult.com

**From:** Drew Bertz (Survey Technician)

**Re:**

**Application Number:** PL2024222

**Application Type:** Final Plat

**Application Name:** Evren Apartments (Douglas and Tudor Apartments)

**Location:** 25 NW TUDOR RD, LEES SUMMIT, MO 64086  
908 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
23 NE TUDOR RD, LEES SUMMIT, MO 64086

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**Analysis of Final Plat:**

**Planning Review:** Adair Bright  
(816) 969-1273  
[Adair.Bright@cityofls.net](mailto:Adair.Bright@cityofls.net)

**1. Label the proposed lot as Lot 1 and increase the font size of "Lot 1" and the area.**

RIC: Changed text size from 0.10 to 0.12.

**2. Remove any easements that will be vacated. The vacation of easement needs to happen prior to or concurrently with platting.**

RIC: All easements that have been previously vacated have been removed. Will need confirmation from the city on any remaining easements that may need to be vacated.

**3. There is a small area where the public sidewalk in the northeast corner will be on the proposed lot. Please provide a pedestrian access easement on that portion and add associated language.**

RIC: The existing and proposed sidewalk falls outside of the surveyed property. Will need further instruction from the city for response.

**5. Update the signature block. It should read "Josh Johnson, AICP - Director of Development Services"**

RIC: Addressed previously.

**Engineering Review:** Sue Pyles, P.E. Development Engineering Manager Corrections  
(816) 969-1245  
[Sue.Pyles@cityofks.net](mailto:Sue.Pyles@cityofks.net)

**Easements:**

**1. There are two 24'x28' water easements shown. They don't correlate with the proposed public water main extension. Please remove or explain.**

RIC: The two water easements are for the private waterlines on subject property. Still shown but address via label.

**2. What is the dashed rectangle just south of the 24'x28' water easement along the west property line? Please remove or label.**

RIC: The dashed rectangle south of the western waterline easement is an existing utility easement along that property line. It is not uniform in width but has been addressed.

**3. Please reduce the proposed sanitary easement. The public sanitary sewer main extension will terminate at Lot 3.**

RIC: The sewer line shown on the plat is the same proposed sewer line easement that is on our development plans. If they need to be addressed please contact our engineering department so we can redraw the proposed line per the city's requirements

**4. Please add dedication language for the water easement.**

RIC: Added the language to the dedication block designated for all utility easements.

**5. There are no drainage easements, nor any need for them, on this plat. Please remove the associated dedication language.**

RIC: Removed

**6. Remove previously vacated easements or rights-of-way.**

All easements that have been previously vacated have been removed. Will need confirmation from the city on any remaining easements that may need to be vacated.

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**GIS Plat Review:**

Kathy Kraemer GIS Technician Corrections  
(816) 969-1277  
[Kathy.Kraemer@cityofks.net](mailto:Kathy.Kraemer@cityofks.net)

**1. Nothing has been corrected regarding previous GIS comments. The corrections stand, and this plat is way off.**

RIC: We have repeatedly and continuously attempted to contact the GIS Department since the last round of changes and have received no response. Using industry standard scaling methods and checking our coordinates with geo-imaging and State plane coordinates in the field we have been unable to find the bust in our calculations. No Changes Made.

If there are anymore questions or concerns, please do not hesitate to contact us.  
They will be addressed promptly.

-Drew Bertz

**RENAISSANCE INFRASTRUCTURE CONSULTING**

