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

Date: Friday, January 31, 2025

To: Adair Bright

Property Owner: LSMO TUDOR APARTMENTS LLC Email:

Engineer/Surveyor: RENAISSANCE INFRASTRUCTURE CONSULTING INC

Email: tallenbrand@ric-consult.com

From: C. Todd Allenbrand (Sr. Survey Coordinator)

Re:

Application Number: PL2024222

Application Type: Minor 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

Analysis of Minor Plat:

Planning Review: Adair Bright
(816) 969-1273
Adair.Bright@cityofls.net

1. The build lines you are platting should match your setbacks and since modifications were approved, those are what should be shown and dimensioned and noted.
Applicant Response: Revised building setbacks accordingly.
2. Signature block: Josh Johnson is not longer with the city. Update "John Johnson, AICP - Director of Development Services" to "Aimee Nassif, AICP - Interim Director of Development Services"
Applicant Response: Revised signature.
3. Change "FINAL PLAT" to "MINOR PLAT"
Applicant Response: Changed.
4. After consultation with Public works, it is being requested to chamfer the corner at NW Tudor Road and NW Commerce Drive so it is similar to the corner of NE Tudor and NE Douglas.
Applicant Response: Added chamfer.

Engineering Review: Sue Pyles, P.E., . Development Engineering Manager
(816) 969-1245
Sue.Pyles@cityofls.net

1. Easements:

- There are several existing easements no longer necessary that must be vacated. Please coordinate with your engineering department to determine which are not required by this development. Keep in mind that no public easement can be located under a structure and even if no City regulated utilities require an easement there are other utilities that might. It would be the development's responsibility to deal with these utilities.

Applicant Response: Easements to be vacated with the plat have been shown as a hatch.

- Please remove the proposed water easement along the west edge of the property. The proposed water line alignment has been revised.

Applicant Response: Removed.

- There is a section of existing sidewalk within the plat boundary at the northwest corner of the plat that requires a sidewalk easement.

Applicant Response: Sidewalk easement is not necessary, because the northwest corner was chamfered as per Public Work, the entirety of the sidewalk will be within the public road right-of-way.

- Please include dedication language for the Private Water U/E.

Applicant Response: Added private waterline easement.

GIS Plat Review: Kathy Kraemer GIS Technician
(816) 969-1277
Kathy.Kraemer@cityofls.net

1. I apologize, I missed your call on 10/11/2024; I did not receive a phone msg, but RIC is in my call record that day. The plat still does not close. The error is between coord 15 and 16 in the legal.

Applicant Response: Revised legal.

If there are any additional comments, questions or concerns, please let us know.

Thank You,



C. Todd Allenbrand
Sr. Survey Coordinator

CC: File