

**PLANNING AND DEVELOPMENT**

**Minor Plat**

**Review**

**Date:** Wednesday, December 07, 2016

**To:**

**Applicant:** RPWC HOLDINGS LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** HDR ENGINEERING, INC

Email: LYNN.CRAFT@HDRINC.COM

Fax #: (816) 347-1197

**Property Owner:** RPWC HOLDINGS LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2016208

**Application Type:** Minor Plat

**Application Name:** CHAPEL RIDGE BUSINESS PARK LOTS 14A AND 15A

**Location:** 3621 NE AKIN DR, LEES SUMMIT, MO 64064  
3620 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

**Review Status:**

Okay to submit the plat for City signatures with the corrections outlined below. Please make the corrections before submitting the plat for City signatures. Please submit a minimum of three (3) mylars, five (5) paper copies. After recording the documents, return one (1) recorded mylar and one (1) recorded paper to the Department of Planning and Development.

**PLANNING AND DEVELOPMENT**

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. In the title block for Robert G. McKay revise the department name to: Department of Planning and Special Projects.
2. FYI. Depending the proposed future development of Lot 14A, the existing easement (running north and south), may need to be vacated.
3. Within the easement dedication add the following language: the grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including , without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.
4. Add a note to the plat specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.
5. Remove the signature line for the Planning Commission Secretary and replace it with a signature line for the Jackson County Assessor/GIS Dept.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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