

**Minor Plat
Applicant's Letter**

Date: Wednesday, November 21, 2018

To:

Property Owner: M&I MARSHALL & ISLEY Email:
BANK Fax #: <NO FAX NUMBER>

Applicant: MCLAUGHLIN MUELLER, INC Email: MWILLIAMSPLS@SBCGLOBAL.NET
Fax #: <NO FAX NUMBER>

Engineer: MCLAUGHLIN MUELLER, INC Email: MWILLIAMSPLS@SBCGLOBAL.NET
Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018195

Application Type: Minor Plat

Application Name: CHAPEL RIDGE, LOT 7B-1

Location: 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

All Planning applicaiton 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 mulit-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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Review Status:

DEVELOPMENT SERVICES

Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11"), two (2) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Reference the source for the determination of the oil and gas well note.
2. When resubmitting, please provide a copy of the plat in electronic format.
3. Provide a 15-foot Building Line along the northeastern portion of Lot 7B-1.
4. Gray out the reference to the former Lot number and clearly label the new lot number LOT 7B-1, to include the address (851 NE Woods Chapel), and the lot sq. ftg.
5. The previous plat provided and UDO requirements require 5-foot sidewalk along NE Woods Chapel Rd and possible the private drive. Additional discussion is needed to determination the exact requirements.
6. We have recently revised our UDO and it is now Chapter 33 of the City's Code of Ordinance. Additional clarification is needed from staff to find out if the City's certification language needs to be revised as shown. I will follow up with you next week for clarification.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A general utility easement of 10 foot width should be designated along the north property line of Lot 7B-1.
2. Please describe the method used to determine whether abandoned oil or gas wells do not exist on the property (e.g., MDNR database, or the report on file at City Hall). Visual evidence is not sufficient to make this determination since these features are not visible.

GIS Review	Kathy Kraemer	GIS Technician	Corrections
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DEVELOPMENT SERVICES

(816) 969-1277

Kathy.Kraemer@cityofls.net

1. Dwg has slight incorrect bearing on the south line of plat; shown as N88-10-22W, but legal is N88-10-20W and other parallel lines shown are 88-10-20.