

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, February 03, 2020

To:

Property Owner: CRCP INVESTMENTS LLC Email:
Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020012

Application Type: Minor Plat

Application Name: CHAPEL RIDGE BUSINESS PARK - LOTS 9BB, 9C, & 9D

Location: 3101 NE RALPH POWELL 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. VICINITY MAP. Remove the SW Jefferson St label for the east section line.
2. DEVELOPER INFO. Add the name and address of the developer to the plat.
3. PROPERTY LINE INFO. Label the arc length for the western Lot 9-BB property line along the Ralph Powell Rd frontage.
4. STREET NAMES. Add the NE quadrant prefixes to the Strother Rd, Ralph Powell Rd, Vanderbilt Ln and Carnegie Dr street names.
5. SIDEWALKS. Add and label the 5' sidewalk along the NE Ralph Powell Rd street frontage of Lots 9-BB and 9-D.
6. ACCESS EASEMENT DEDICATION. Add the access easement dedication and private street maintenance language from the previous plat to this plat.
7. CITY SIGNATURE BLOCK. Amend the end of the approval paragraph language to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
8. ADDRESSES. Add the following addresses to their respective lots: Lot 9-BB - 3100 NE Carnegie Dr; Lot 9-C - 3131 NE Carnegie Dr; and Lot 9-D - 3130 NE Carnegie Dr.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Engineering plans for sanitary sewer and water line extension were not provided. Hence, no further review was provided due to the incomplete nature of the application.

DEVELOPMENT SERVICES

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Need ITB on curve along Ralph Powell Rd.
2. Ownership at Jackson County is listed as "CRCP INVESTMENTS LLC" Please change the name on the plat or insert a "DBA" clause.
3. Need addresses for each lot.