

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Thursday, July 08, 2021

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC Email:

**Engineer:** ANDERSON ENGINEERING INC Email:

**Other:** John Huss Email: [jhuss@andersonengineeringinc.com](mailto:jhuss@andersonengineeringinc.com)

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021230

**Application Type:** Minor Plat

**Application Name:** Summit Orchard Lot 4C

**Location:** 500 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

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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:**

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**DEVELOPMENT SERVICES**

Corrections required: Resubmit 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:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. North arrow. Please put a north arrow on the vicinity map.
2. Approval language paragraph above signature block. Please change the approval language to "This is to certify that the minor plat of Lot 4C, Corrected Summit Orchard Lots 4A-4E was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development, of the City of Lee's Summit Code of Ordinance."
3. Minor Plat Title. Please re-title as Summit Orchard, Lots 4C-1, 4C-2 and 4C-2. All plat title references throughout the drawing shall be updated to reflect the new title.
4. Public comment area easement. What is a public common area easement?
5.  
Director signature line. Please change the title in the signature line to Director of Development Services Department.
6. Sidewalks. Please show and label the existing sidewalks (including their widths) along NW Chipman Rd and NW Ward Rd.
7.  
Eastern Property line dimensions. The eastern property line dimension for Lot 4C-3 doesn't match the eastern property line dimension for Lot 4C on the previous plat.
8.  
Mayors signature line. Please remove the Mayor's signature line from the minor plat.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	No Comments
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**DEVELOPMENT SERVICES**

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(816) 969-1223

Gene.Williams@cityofls.net

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**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician

Kathy.Kraemer@cityofls.net

Corrections

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1. The plat name is problematic. There are no plats in Jackson County that begin with "Minor Plat." A better plat name would be Summit Orchard Corrected Lot 4C. This helps with proper plat indexing at the Assessor's office.
2. Please change the county signature line to: JACKSON COUNTY ASSESSOR OFFICE and remove any reference to the GIS Department. This is a permanent change.
3. The coordinate table numbers are not in Lee's Summit.