

**Minor Plat
Applicant's Letter**

Date: Friday, February 24, 2023

To:

Property Owner: CHAPEL RIDGE
APARTMENTS LLC

Email:

Applicant: CHAPEL RIDGE APARTMENTS
LLC

Email:

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023028

Application Type: Minor Plat

Application Name: Chapel Ridge Business Park Lot 20A

Location: 3441 NE AKIN BLVD, LEES SUMMIT, MO 640643481 NE AKIN BLVD, LEES
SUMMIT, MO 640643301 NE AKIN BLVD, 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).

DEVELOPMENT SERVICES

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The plat title has the lot number as "20A" but the lot is labeled as "20-A". Either one is fine but please ensure it is consistent throughout the plat document.
2. Please update the signature block for the development director to reflect the current city official, Joshua Johnson, AICP.
3. The dedication paragraph has the lot title as "Chapel Ridge Business Park Lots 7A & 21A". Please correct this to reflect the correct plat name.
4. The north arrow on the plat drawing is incorrectly orientated. Please updated this to reflect the correct north orientation.
5. Please label the plat corners with the corresponding coordinate points from the table.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. North arrow is incorrect.
2. State plane coordinates are not labeled on the drawing.
3. Dimension on northeast corner (NE Custer Dr) is incorrect; it should be 112.15 S73-36-46E
4. Dimension on a curve along Akin is incorrect; it should be 118.87 (425 radius).
5. Dimension on southeast line on plat is incorrect; should be 378.99 S19-21-56W

