

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, March 07, 2023

To:

Property Owner: ROBERT DE LA FUENTE Email: ROBERT@STARDEVCORP.COM

Engineer: ron cowger

Email: rcowger@agcengineers.com

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023036

Application Type: Minor Plat

Application Name: Summit Orchard Minor Plat, 4E-2A & 4E-2B

Location: 400 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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:

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.

DEVELOPMENT SERVICES

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. ACCESS EASEMENT. Include the original access easement dedication from the parent plat for Summit Orchards to cover the shared driveway that runs along the northern part of the subject property, but will also cover cross-access between these two new lots.

2. ROW DIMENSIONS.

- Label the centerline for NW Donovan Rd as such. The labeled 65' ROW width for the street is correct, but the centerline only represents half the full width.

- The full ROW width for NW Chipman Rd is 130', but only 65' is labeled. Show and label the centerline and list the full 130' width.

3. ADDRESSES. Label the lots with the respective addresses: Lot 4E-2B - 400 NW Chipman Rd; and Lot 4E-2A - 410 NW Chipman Rd.

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. It is preferable to omit the words "minor plat" in the dedication, as removing it makes for cleaner indexing at the County. "Summit Orchard Lots 4E-2A and 4E-2B" is preferred.