

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, March 25, 2024

To:

Web Registered User: Daniel Finn

Email: dfinn@phelpsengineering.com

Applicant: John Davis

Email: john.davis@realforesight.com

Engineer/Surveyor: PHELPS ENGINEERING, Email: DOUGUBBEN@PHELPSENGINEERING.COM
INC

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024066

Application Type: Minor Plat

Application Name: SUMMIT FAIR, LOTS 10-D-10F

Location: 700 NW WARD 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:

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:

Planning Review	Hector Soto Jr.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. VICINITY MAP. Change the "NE" street name quadrant prefix for Ward Rd to "NW". Also, add the "NW" prefix to the Chipman Road street name label.
2. STATE PLANE COORDINATES. Label the plat boundary corners with their respective coordinates.
3. LINEWORK. Dimension and label the dashed line with heavy line weight along the south boundaries of Lot 10E, Lot 10F; the east boundaries of Lot 10F and 10D; and the north boundary of Lot 10D.
4. SIDEWALKS. A 5' sidewalk is required along the entire length of the NW Chipman Rd and NW Ward Rd street frontages.
5. SIGNATURE BLOCK.
 - Delete the signature line for the Mayor. Minor plats do not require the Mayor's signature for approval.
 - Replace the name of Ryan A. Elam, P.E. with the name of Joshua Johnson, AICP as the Director of Development Services.
 - Revie the approval language at the top of the City signature lines so it reads as follows: "This is to certify that the minor plat of Summit Fair, Lots 10D-10F" was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances."
6. ADDRESSES. Label the following lots with their respective addresses: Lot 10F - 610 NW Chipman Rd; Lot 10E - 630 NW Chipman Rd; and Lot 10D - 740 NW Ward Rd.
7. ACCESS EASEMENT. A cross-access easement and cross-parking easement (if each lot doesn't self-park) shall be established as part of the subject plat. Should the required easements be established via a separate recorded document, a note shall be added to the plat referencing said recorded document along with the recording information from the County.

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Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please verify that the proposed easement for the proposed sanitary sewer extension is adequate in response to the Engineering Review – Sanitary Comments.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@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. Plat lacks state plane coordinates.
2. Ownership at Jackson Co is Townsend Summit LLC and doesn't match the ownership on the plat