

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, October 03, 2024

To:

Property Owner: KEVIN HIGDON
CONSTRUCTION LLC

Email: kevin@higdonbuilders.com

Web Registered User: Adam Murry

Email: AMURRY@ES-KC.COM

Engineer/Surveyor: ENGINEERING
SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Property Owner: CHOYCE LLC

Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024229

Application Type: Minor Plat

Application Name: The Townhomes of Chapel Ridge, Lot 9-A and Tract AA

Location: 4001 NE CHAPEL RIDGE PL, LEES SUMMIT, MO 64064
18 NE LONE HILL DR, 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).

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- 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:

Required Corrections:

Planning Review	Ian Trefren	Planner	Approved with Conditions
	(816) 969-1605	Ian.Trefren@cityofls.net	

1. Add subdivision to which lots 10-A thru 11-C belong to beneath lot numbers for clarity.

Engineering Review	Sue Pyles, P.E.	Development Engineering Manager	No Comments
	(816) 969-1245	Sue.Pyles@cityofls.net	

GIS Plat Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

1. Plat does not close, off by 1.25+ ft. The traverse goes well from point 1 up until the very last curve near Chapel Ridge & Algonquin.

2. I had a difficult time getting the traverse right using the ITB that I asked for, so I traversed from point 1-5 using the ITB from TH of CR 2nd Plat near the NE corner of lot 9 . Would you mind putting that ITB on the dwg for JaCo/Vinnie please? That traverse gets the closest to closing. FYR, ITB is S07-48-40W.