

PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Friday, July 05, 2013

To:

Property Owner: ABUNDANT LIFE BAPTIST
CHURCH OF LEES SUMMIT - Dave Williams

Email: dmeyer@meyerbro.com

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS - Matt
Schlicht

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Chris Hughey, Planner

Re:

Application Number: PL2013087

Application Type: Minor Plat

Application Name: ABUNDANT LIFE BAPTIST CHURCH, LOT 1A

Location: 320 SW PERSELS RD, LEES SUMMIT, MO 64081

Review Status:

Corrections required. Resubmit two (2) copies of the minor plat (folded to 8-½"x11") with the following corrections.

Required Corrections:

Planning Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. Lot 5. According to the Abundant Life Baptist Church Preliminary Development Plan that is currently under review by the City (Appl. #PL2013-072) shows Lot 5 of Clearview Acres as part of the development and shall be included within this Minor Plat.

2. Building Lines. A 30 foot front building line shall be added to or made uniform along the Persels Road and Jefferson Street frontages.

3. Vacation of Easements. Easements cannot be vacated by replatting these parcels. Change a label of the easement to read "to be vacated by separate document". A separate vacation of easement application can be found on the City's website at: <http://cityofls.net/LinkClick.aspx?fileticket=7RDv2FCPlrY%3d&tabid=718>

Please note: the building permit for Abundant Life Baptist Church cannot be issued until this easement has been vacated.

4. Plat Note #4. Note number 4 on the plat appears to be incomplete. Please fill out the missing information or remove this note from the plat.

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5. Old/previous lot lines. Add a note to the previous lot lines of Clearview Acres labeling them as "previous lot lines" or add a legend to the plat identifies the dashed lines as old/previous.
6. Streets Dedication. Remove the streets dedication paragraph because road right-of-way cannot be dedicated with a minor plat and nor right-of-way is intended to be dedicated.
7. Address. Add the address of "304 SW Persels Road" to lot 1A.
8. Signature Block.
 - a. Remove label "City Council" above the introductory statement of the signature block.
 - b. Remove Mayor Randall Rhoads' signature line (not required for Minor Plats).
 - c. Add a notary of the public signature line next to the property owner's signature line.Refer to Article 16 - Section 16.210 of the UDO for additional information.
9. Full Document Numbers. The referenced document numbers for adjacent plats, easements, rights-of-way, etc. need to cite the full document number from Jackson County on the plat and within the legal description. (i.e. Clearview Acres Document #194710527685)
10. Water line easement. Is the water line easement along Persels Road 5 feet by 5 feet in size? It is unclear as to what the corresponding dimension should be.
11. Zone A. It appears that the Zone A label applies to FEMA Flood Maps. Please add additional detail to this label.
12. Unknown Line. There is a long dash followed by 2 short dash line just north of Lot 10 of Clearview Acres. Please add a label to this line.
13. Location Map. Just north of the site on the location map their appear to be extra lines or perhaps smeared ink. Please verify these lines are correct.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Approved with Conditions

1. The initial review copy of all minor plats must show the locations of all City-owned utilities, including water lines, sanitary sewer lines, and storm sewer lines and structures. This is needed to determine whether existing easements are sufficient for the existing utilities. The utility information should be removed for the final version plat submittal.
2. Easements are shown bisecting Lot 1A, and they cannot be vacated by re-platting. They must be vacated by a separate process.
3. Please correct the typographical error "Baptish" under the signature line.
4. All engineering plans and studies, including water, sanitary sewers, storm drainage, and streets shall be submitted with the Final Development Plan and approved all all public infrastructure must be substantially complete, prior to the issuance of any Certificates of Occupancy.

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5. All engineering plans and studies, including water, sanitary sewers, storm drainage, and streets shall be submitted and approved and all subdivision-related improvements must have a Certificate of Final Acceptance prior to approval of the minor plat, unless security is provided in a manner set forth in the Unified Development Ordinance Section 16.340. If security is provided, building permits may be issued upon substantial completion of the public infrastructure as outlined in Section 1000 of the Design and Construction Manual.

6. All Engineering Plan Review and Inspection Fees shall be paid prior to the issuance of any infrastructure permits or the start of construction.

7. A Land Disturbance Permit shall be obtained from the Public Works Department if ground breaking will take place prior to the issuance of a building permit.