

PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Monday, February 10, 2014

To:

Property Owner: ABUNDANT LIFE BAPTIST
CHURCH OF LEES SUMMIT

Email: dmeyer@meyerbro.com

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Hector Soto, 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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. Vacation of Easements. There is an existing L-shaped utility easement not shown on the drawing located adjacent to the U-shaped easement along Persels Road that is being vacated by separate application. The L-shaped lot shall also be vacated. Please see the comments included in the review for the related final development plan application regarding this easement. Show and label the L-shaped easement, with a note stating that it will be vacated by separate document. All existing and proposed easements shall be shown on the plat.

2. 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.

- Identify the dashed line at the bottom of the 40' x 221' projection at the northwest corner of the proposed Lot 1A. Also, remove the 35' building line that projects into the north part of this projection.

3. Streets and 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.

- Label the right-of-way centerlines for both Persels Rd and Jefferson St.

4. Address. Add the address of "304 SW Persels Road" to lot 1A.

5. Signature Block.

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- a. Remove the "City Council" approval paragraph at the head of the City signature block and replace it with the appropriate minor plat approval paragraph from Section 16.210 of the UDO.
- b. Remove Mayor Randall Rhoads' signature line (not required for Minor Plats).
- c. Add a notary paragraph and signature line for the property owner's signature line.

6. 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)

7. 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.

8. Zone A. The upper left corner of the plat has a line apparently indicating the limits of Zone A, which applies to FEMA Flood Maps. Please add the necessary FIRM Panel informatino to the label. Also, provide an arrow from the label to the line so as to clearly identify the line.

9. 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.

10. 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.

11. PROPERTY OWNER SIGNATURE LINE.

- The year cited in the language above the signature line is 2011. Change to 2014.
- The label under the signature line is misspelled. It reads "Baptish", instead of "Baptist".

12. SIDEWALKS. Show and label 5' sidewalks along both Persels Rd and Jefferson St.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. As previously discussed in the comment letter dated July 5, 2013, 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. As previously discussed in our comment letter dated July 5, 2013, please correct the typographical error "Baptish" under the signature line.

3. All engineering plans and studies, including the public street improvements, 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.