

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Review**

**Date:** Friday, April 25, 2014

**To:**

**Applicant:** Residences at New Longview, LLC      Email: brad@northpointkc.com      Fax #: <NO FAX NUMBER>

**Property Owner:** M-III LONGVIEW LLC      Email:      Fax #: <NO FAX NUMBER>

**Engineer:** RENAISSANCE INFRASTRUCTURE CONSULTING      Email: MSLUTTER@RIC-CONSULT.COM      Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2014041

**Application Type:** Minor Plat

**Application Name:** KESSLER, 1ST PLAT, LOTS 1-3

**Location:** 3130 SW LONGVIEW RD, LEES SUMMIT, MO 64081  
3200 SW LONGVIEW 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
-----------------	-------------------------------	-------------------------------------	-------------

---

1. PLAT TITLE. Add Lots 1-3 to the plat title. Revise the plat title everywhere else on the plat that is applicable.

2. BUILDING LINES.

- Provide 10' building lines along the Kessler Drive and Longview Rd (north-south portion on west development boundary) street frontages of Lot 1.
- Provide a 20' building line along the Longview Rd frontage on the south side of the development on Lot 1.
- Provide 15' building lines along the street frontages of Lots 2 and 3.
- Add the standard dedication paragraph that reads, "Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line."

3. LOT LINES. Provide the total dimension for the portion of Lot 1 fronting on the Longview Rd along the south side of the development.

4. OIL AND GAS WELLS. Add a note on the plat regarding the presence of any active, inactive and capped oil and/or gas wells on the property.

**PLANNING AND DEVELOPMENT**

**5. SIDEWALKS.**

- Revise the proposed 5' sidewalk along Longview Road so as to clearly depict it as a contiguous segment.
- Remove the sidewalk easement shown along the east side of Lot 1. Also remove the sidewalk easement dedication paragraph. The sidewalk in question is private and need not have an easement for it.

**6. FLOODPLAIN.** Add a note on the plat regarding the properties location relative to the floodplain. Cite the FIRM Panel information.

**7. SIGNATURE BLOCKS.**

- Revise the wording above the City signature lines to read, "This is to certify that the minor plat of (full name of plat) was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209."
- Revise Robert McKay's title to Director of Planning and Codes Administration

**8. ADDRESSES.** Add the following addresses to the respective lots: Lot 1 - 3301 SW Kessler Dr; Lot 2 - 600 SW Longview Blvd; and Lot 3 - 850 SW Longview Blvd.

**9. EASEMENT DEDICATION.** Add the following language to the easement dedication paragraph: "The grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted."

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

---

1. Please remove the sidewalk easement shown along the east property line of Lot 1.
2. Please show sidewalk along the entire southern boundary of the plat. There appears to be a gap.
3. Since no other sidewalk easements are being proposed, then the existing sidewalk easement along Kessler Drive should probably be called-out as "8' sidewalk easement - document number xxxx.xxxxxxx" or similar language.
4. Please see comments concerning the Final Development Plan and the proposed changes to the detention basin. It appears the changes will enlarge the footprint of the basin, and hence the detention basin will no longer be fully-contained within Tract 1, Tower Park Detention Pond. Is there a way to enlarge the detention basin while keeping the footprint entirely on this tract?