
PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Friday, June 03, 2016

To:

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849

Property Owner: MCDC PARTNERS LLC Email: Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM Fax #: (816) 623-9849

Property Owner: SUMMIT MILL HOME OWNERS ASSOCIATION Email: Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2016103

Application Type: Minor Plat

Application Name: MILL CREEK OF SUMMIT MILL, 5TH PLAT, LOT 1 & TRACT F-1

Location:

Review Status:

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

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

Required Corrections:

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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PLANNING AND DEVELOPMENT

1. Provide legal description closure report.
2. There is conflicting information for the scale used for the plat. The scale shown just above the Legend shows the plat's scale to be 1" = 30', and this scale is incorrect. At the bottom of the plat in the box marked "Minor Plat" the scale is shown to be 1" = 100'. This scale is correct. Correct the plat so that the scale information is consistent.
3. - Change Plat Certification paragraph to read: "This is to certify that the accompanying minor plat of "MILL CREEK OF SUMMIT MILL, 5th Plat, Lot 1 & Tract F-1" was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209".
- Remove the Mayor and Planning Commission signature lines as they are not applicable to the minor plat.
4. The application form for the Minor Plat is incomplete at this point, as it is lacking the signature of the applicant. The applicant needs to come to City Hall and sign the application as soon as possible. Failure to meet this requirement will result in the application being unapprovable by staff.
5. The affidavit testifying to proof of ownership or of authorization of agent, needs to be submitted for the application. Failure to meet this requirement will result in the application being unapprovable by staff.
6. Remove the Streets Dedication, Limit of No Access and Building Line paragraphs as they are not applicable to this plat.
7. Include the current FEMA maps, with reference to the panel number in Note #4 in the Survey and Plat Notes paragraph. Elevations shall be provided if shown on the FEMA map.
8. Label the location and width of the proposed sidewalk on the north side of SE Millstone Ave.
9. Label the location of SE Millstone Ave. Also, display the right-of-way width, bearing and distance, and length and radius SE Millstone Ave.
10. Revise the Dedication paragraph to read: "The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as..."
11. Revise the Testimony and Notary Certification Paragraphs to read:

"In testimony whereof, the undersigned owners have hereunto set their hands this _____ day of _____, ____.

STATE OF
COUNTY OF

On this _____ day of _____, _____, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State

PLANNING AND DEVELOPMENT

the date and year last written above.

Notary Public
My Commission Expires: _____".

12. Change the lot number from Lot 1 to Lot 125. Reflect this change throughout the plat as necessary (i.e. plat title, title block, ect.)

13. List the lot number before the tract in the plat title under the Dedication paragraph.

14. Include the following addresses on the plat:

Lot 125: 3120 SE Millstone Ave

Tract F-1: 3099 SE Langsford

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please change the Master Drainage Plan note to reflect the fact that a Master Drainage Plan is not being required for this Minor Plat. Reword the note to state that "...individual lot owner(s) shall not change or obstruct the drainage flow paths or patterns unless specific application is made and approved by the City Engineer."

2. Please provide specific reference to the flood map that was utilized to determine whether the property is contained within a flood zone.

3. An easement is required for the new sanitary sewer to be installed from Lot 1 across Tract F-1 to the existing sanitary sewer near the southeast corner of the property. Please dedicate a public sanitary sewer easement for this sanitary sewer on the Minor Plat, and provide a definition of the sanitary sewer easement on the plat. The easement must be at least twice the depth of the sanitary sewer, rounded up to the next higher five (5) feet.