

PLANNING AND DEVELOPMENT

Minor Plat

Review

Date: Tuesday, November 01, 2016

To:

Applicant: Bill Kenney

Email: billkenney9@gmail.com

Fax #: <NO FAX NUMBER>

Engineer: CONSTRUCTION ENGINEERING SERVICES

Email: LEEBODCES@GMAIL.COM

Fax #: (816) 463-2257

Property Owner: JOHNSTON RE HOLDINGS LLC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016191

Application Type: Minor Plat

Application Name: Villas at Meadows at Summit Ridge 12th Plat

Location: 3320 SW JESSIE LN, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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.

Review Status:

Okay to submit the plat for City signatures with the corrections outlined below. Please make the corrections before submitting the plat for City signatures. Please submit a minimum of three (3) mylars, five (5) paper copies. After recording the documents, return one (1) recorded mylar and one (1) recorded paper to the Department of Planning and Development.

PLANNING AND DEVELOPMENT

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Provide and label the square footage for each lot.
2. Label the addresses for each lot as follows:
Lot 25: 3329 SW Jessie Circle
Lot 26: 3320 SW Jessie Lane
Lot 27: 3324 SW Jessie Lane
3. Label the 30' front building line.
4. Submit the ownership affidavit form (see attached), this form will need to be notarized.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please show the locations of all existing sanitary sewer laterals to serve the proposed lots.
2. It appears Lot 25 and 26 should be served by sanitary sewer to the south. If existing sanitary sewer laterals do not exist, then they will need to be installed prior to approval of the plat.
3. Since Lot 25 and 26 would be crossing onto the property south of Jessie Ln., a continuous easement must be established along the north side of the lot to the south of Jessie Ln. (see comments related to the 14th Plat for additional information). The existing easement to the south of Jessie Ln. is not continuous, and additional easement width must be dedicated on the 14th Plat to make it feasible to make the sanitary sewer connection.
4. A separate plan should be provided for the sanitary sewer laterals to be constructed, along with their location, elevation, stationing, etc.