

PLANNING AND DEVELOPMENT

**Minor Plat
Applicant's Letter**

Date: Friday, September 08, 2017

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

Applicant: JOHN KNOX VILLAGE

Email: KKLOCKENGA@JKV.ORG

Fax #: (816) 246-1979

Engineer: ANDERSON SURVEY CO

Email: JSA@ANDERSONSURVEY.COM

Fax #: (816) 246-0502

From: Shannon McGuire, Planner

Re:

Application Number: PL2017181

Application Type: Minor Plat

Application Name: JOHN KNOX VILLAGE, LOT 3

Location: 600 NW REDBUD DR, Unit:A, LEES SUMMIT, MO 64081

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:

Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11") and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections.

PLANNING AND DEVELOPMENT

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the dimensions of the utility easements that run adjacent to NW Peace Parkway.
2. Proposed name of subdivision shall not duplicate or closely approximate the name of any existing subdivision. Please update subdivision name to be "JOHN KNOX RETIREMENT VILLAGE, LOTS 3A, 3B, & 3C".
3. Please update plat dedication statement with new plat title.
4. Please update city signature block to read "Robert G. McKay, AICP, Director of Long Range Planning and Special Projects".
5. Please include a statement dedicating all easements. Language shall be added to every plat in which an easement is dedicated, stating that 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 easements herein granted.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	No Comments
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