
PLANNING AND DEVELOPMENT**Minor Plat
Applicant's Letter**

Date: Thursday, October 26, 2017

To:

Property Owner: B & D BUSINESS HOLDINGS LLC	Email: Fax #: <NO FAX NUMBER>
Applicant: B & D BUSINESS HOLDINGS LLC	Email: Fax #: <NO FAX NUMBER>
Engineer: SCHLAGEL & ASSOCIATES	Email: Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2017222
Application Type: Minor Plat
Application Name: COLEMAN EQUIPMENT, 1ST PLAT
Location: 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

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 complete and submit the required affidavit of ownership of authorization of agent.
2. The owner and applicant must sign the application for Minor Plat.
3. Please include the private driveway on Lot 1 and update the legal description accordingly.
4. Please provide coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
5. Please provide the location of any oil and/or gas wells. If none are present please add a note stating such and cite the source of information.
6. Please update the sidewalk dimension label to reflect the minimum 5 foot requirement.
7. Please remove the 20' parking setback line from the plat.
8. Please update the City approval block to reflect the following information:

This is to certify that the minor plat of "Coleman Equipment, First Plat" was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209:

_____ George M. Binger III – City Engineer	_____ Date
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_____ Robert G. McKay, AICP – Director of Planning and Special Projects	_____ Date
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_____ Denise Chisum, MMC – City Clerk	_____ Date
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_____ Jackson County Assessor/GIS Dept.	_____ Date
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9. Add the lot number to the plat title. Reflect the revised title throughout the plat as necessary.
10. Please remove the limited vehicular access not from the restrictions section. Keeping this restriction would cause lot 1 to have no vehicular access. This restriction will be added back to the final plat stage once the tract is established for the private street.

PLANNING AND DEVELOPMENT

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include a 15' U/E along the east side of the plat, adjacent to the future street.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Pending
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