

PLANNING AND DEVELOPMENT

**Minor Plat
Applicant's Letter**

Date: Monday, May 14, 2018

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

Applicant: ANDERSON SURVEY CO

Email: JSA@ANDERSONSURVEY.COM

Fax #: (816) 246-0502

Engineer: ANDERSON SURVEY CO

Email: JSA@ANDERSONSURVEY.COM

Fax #: (816) 246-0502

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018069

Application Type: Minor Plat

Application Name: JOHN KNOX RETIRMENT VILLAGE 14TH PLAT-LOTS 1 AND 2

Location: 501 NW SHAMROCK AVE, 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 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:

Required Corrections:

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|------------------------|-----------------------------------|---|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|---|-------------|

1. SCALE. The listed plat scale of 1"=100' is incorrect. The plat is actually drawn at a 50' scale. Correct.

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2. RIGHT-OF-WAY.

- Identify both NW O'Brien Rd and NW Moore St as right-of-way.
- Label the NW O'Brien Rd centerline.

3. VACATED EASEMENTS. The two easements shown "to be vacated by separate document" have already been approved by City Council and are in the process of being recorded by the property owner. Revise the note to indicate that the easements have been vacated and reference the recording information.

4. PLAT TITLE.

- Revise the plat title so it reads, John Knox Retirement Village, 13th Plat, Lots 1A and 2A.
- Change Lot 1 to Lot 1A and Lot 2 to Lot 2A.

5. ADDRESSES. Each lot shall be labeled with its respective address as follows: Lot 1A - 541 NW Shamrock Ave; Lot 2A - 501 NW Shamrock Ave.

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

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

1. Need ddresses for each lot