

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, June 05, 2018

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC

**Email:**

**Fax #:** (410) 321-1901

**Applicant:** NORTH POINT DEVELOPMENT

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** RENAISSANCE INFRASTRUCTURE  
CONSULTING

**Email:** MSLUTTER@RIC-CONSULT.COM

**Fax #:** (913) 317-9501

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2018086

**Application Type:** Minor Plat

**Application Name:** SUMMIT ORCHARD, SECOND PLAT

**Location:** 837 NW DONOVAN RD, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

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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:**

**Planning Review**

Christina Stanton  
(816) 969-1607

Senior Planner

Christina.Stanton@cityofls.net

Corrections

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**PLANNING AND DEVELOPMENT**

1. Correct Approvals paragraph to state it is a minor plat and insert 5209 at the end of the paragraph for the ordinance number.
2. Change the City Clerk's name to read: Trisha Fowler Arcuri.
3. Change Mr. McKay's title to read: Director of Planning & Special Projects.
4. Insert a signature block and date for "Jackson County Assessor/GIS Dept.".
5. Some easements will need to be vacated by separate document. Easements cannot be vacated by plat, so they should be noted as "to be vacated by separate document".
6. If the plat is not to be recorded until after ownership changes the title block will need to be changed to reflect the future owner.
7. Change the plat title to "Summit Orchard, Lot 1A". Revise all references to the title on the plat as necessary.
8. Add a 15' build line along NW Donovan Road.
9. Label the lot with its respective address of: 837 NW Donovan Road.
10. Cite the source of the well information in Note 4. MDNR has an online database that may be cited.

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|---------------------------|---------------------------------|---|-------------|
| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------|---|-------------|

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1. Please remove the reference to the Master Drainage Plan under the "Drainage" note. This subdivision will not require a separate Master Drainage Plan, hence the need for the removal of this reference. Instead, use the same language, but remove the phrase "...covered by the Master Drainage Plan."
2. A portion of the drainage easement along the north side of Lot 1 and a portion of the sanitary sewer easement on the north side of Lot 1 must be vacated by separate document. This shall require a separate application.

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| <b>GIS Review</b> | Kathy Kraemer<br>(816) 969-1277 | GIS Technician<br>Kathy.Kraemer@cityofls.net | No Comments |
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