

DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Thursday, November 08, 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:** PL2018189

**Application Type:** Minor Plat

**Application Name:** REPLAT OF JOHN KNOX RETIREMENT VILLAGE, 14TH PLAT

**Location:** 400 NW MURRAY RD, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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All Planning applicaiton 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 in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

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Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11"), two (2) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. LOT BOUNDARIES. Use a heavier line weight to more easily discern the lot boundaries between Lot 1 and Lot 2 and between Lot 2 and Lot 3.

2. SIDEWALKS.

- Show and label the existing sidewalks along NW Moore St, NW O'Brien Rd and NW Murray Rd.
- Label the widths of the above referenced sidewalks.

3. STREETS/ADDRESSES.

- Add the NW quadrant prefix to each street name.
- Label the following lots with their respective addresses: Lot 1 - 501 NW Moore St; Lot 2 - 400 NW Murray Rd; and Lot 3 - 506 NW Murray Rd.

4. PLAT TITLE.

- Add the lot numbers to the plat title. Revise the plat title references throughout the document as needed to match the updated title.
- Correct the plat title reference in the approval paragraph above the City signature block.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Where a general utility does not exist along street frontage (i.e., Murray Rd., O'Brien Rd., and Moore St.), a ten (10) foot wide general utility easement should be dedicated on the plat.

2. In the southeast portion of Lot 2 shown on the proposed plat, there are utility easements shown. Please show the location of the sanitary sewer in relation to these easements. It does not appear there is an adequate easement joining the existing sanitary sewer to O'Brien Rd. This is the sanitary sewer existing within the easement #I-64116. The portion joining the existing sanitary sewer, to O'Brien Rd. appears to be only 5 feet in width, which is not sufficient. The typical width should be

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specified as twice the depth of the sanitary sewer, assuming the sanitary sewer line is centered within the easement.

3. There appear to be several extraneous easements that may need to be vacated by a separate process (i.e., Vacation of Easement process). This may include easements described by the following document numbers: 1) a portion of I-56726, 2) the 5 foot utility easement by plat, document number I-917602, 3) I-113355, 4) the 5 foot utility easement by plat, document number I-154129, 5) I-12534, and 6) the 14 foot wide utility easement by plat, document number I-154129.

4. Sidewalks should be shown along all street frontage.

**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. Owners name should be underneath the signature line.