



# SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

April 9, 2019

Mike Weisenborn, Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64086

**RE: PL2018-099 FINAL PLAT – OAK VIEW STORAGE**

Dear Mike:

This letter is in response to staff comments dated November 21, 2018 regarding the above referenced project:

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**Analysis of Final Plat:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Planning Review</b>	Hector Soto Jr. (816) 969-	Planning Division Manager	Corrections
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1. POLYTAINERS MONUMENT SIGN. The following comment is for your information only: Platting the property separates the existing Polyainers monument sign from the same parcel as the Polyainers facility, which makes the sign an off-premise sign. Off-premise signs are prohibited by the City's Unified Development Ordinance. The monument sign will need to be removed upon the platting of the property.

**Response: We will be using the sign for the development. Per owner discussion with staff Polyainers can be a tenant on the sign.**

2. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

**Response: Included.**

3. PLAT TITLE. Add the lot numbers to the plat title so it reads, Oakview, Lots 1-5.

**Response: Completed as requested.**

4. STATE PLAN COORDINATES. Add the Missouri State Plane Coordinates to all plat boundary corners.

**Response: Completed as requested.**

5. RIGHT-OF-WAY. Label the ROW widths for Victoria Dr and Douglas St.

**Response: Completed as requested.**

6. PROPOSED ROW VACATION. Call out and label the boundaries of the ROW that is proposed to be vacated.

**Response: Completed as requested.**

7. ADDRESSES.

- Each lot shall be labeled with its respective address, which will be provided under separate cover.

**Response: Completed as requested.**

- Change the prefix for Victoria Dr from NW to NE.

**Response: Completed as requested.**

8. SIDEWALKS.

- Show and label the existing sidewalk along Douglas St, including the width.

**Response: Completed as requested.**

- Add a 5' sidewalk along Victoria Dr.

**Response: Completed as requested.**

9. OIL/GAS WELLS. MoDNR maintains an online database on their website of active and active oil and gas wells. Revise Surveyor Note #4 to reference your findings and said database as the source of your information.

**Response: Completed as requested.**

10. ACCESS EASEMENT. It seems that the easement dedication paragraph needs to be updated. It refers to unplatted future lots east of Lot 1, which doesn't fit this situation.

**Response: The plat has been updated.**

11. NORTH ARROW AND SCALE. Add a north arrow and scale to the drawing.

**Response: Completed as requested.**

12. CITY SIGNATURE BLOCK. The language above the signature block refers to the wrong plat title.

**Response: The plat has been updated.**

13. PROPERTY OWNER INFORMATION. The owner/developer information at the bottom of the drawing lists B & D Business Holdings (as is referenced on the property owner signature line), but also lists Oakview Capital Partners, LLC. Correct the information as necessary.

**Response: The plat has been updated.**

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

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1. The water line easement shown within the interior of the project must be specified as a private

water line easement, and defined appropriately within the notes. This water line is a private line, and shall not be dedicated to the City. This was shown on the Preliminary Development Plan.

**Response: Completed as requested.**

2. The "Detention Easement" is not defined. It must be clearly defined what the easement represents, and must clearly define who is responsible for maintenance. This shall be a private easement, with no mention of the City of Lee's Summit as being the grantee.

**Response: Completed as requested.**

3. Visual observation of the presence of abandoned oil and gas wells is not sufficient. There are several methods that can be used to verify the existence or non-existence of these features, either by consulting the report on file at City Hall, or utilizing the database maintained by the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS).

**Response: The plat has been updated utilizing the (MDNR) (DGLS) database.**

4. A minimum ten (10) foot general utility easement must be dedicated along the street frontage of NE Douglas St.

**Response: There is an existing easement that will remain. With this plat the right of way vacated will be changed to be a utility easement. Thus the easement will vary from 10' to 40'. Descriptions have been added.**

5. SS/E is shown. This shall be designated as a private easement. The City of Lee's Summit shall not be listed as the grantee on any documents related to this easement, including the notes shown on this plat.

**Response: The plat has been updated.**

6. A sidewalk easement is defined in the notes, but no such easement appears to exist or appears to be warranted for this site. If a sidewalk easement is not needed or warranted, then remove the note.

**Response: The plat has been updated, note removed.**

7. Sidewalks were not shown on the plat. The general location of these features should be shown along Victoria Dr. and Douglas St., including a concept plan of the ADA-accessible ramp at the intersection of Victoria Dr. and Douglas St.

**Response: The plat has been updated.**

8. Wouldn't it be appropriate to label the right of way to be vacated as "right of way to be vacated by separate document" or equivalent language?

**Response: ROW has been vacated and labeled with book and page.**

9. It appears a remnant note is shown under "Approvals" concerning Coleman Equipment?

**Response: The plat has been updated.**

10. The reference to the Master Drainage Plan should be removed under the "Restrictions" note on the upper right hand corner of the plat. The language should remain the same, except the phrase "...as shown on the master drainage plan..." should be removed. This is due to the fact that a Master Drainage Plan shall not be required on this subdivision since drainage shall be defined on the Final Development Plan(s).

**Response: The plat has been updated.**

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

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1. Separate comment was made regarding right-of-way vacation that when addressed may or may not impact the plat.

**Response: ROW has been vacated and labeled with book and page.**

**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. Missing plat corner control points

**Response: The plat has been updated.**

2. Mission POB on dwg

**Response: The plat has been updated.**

3. Missing distance between POC and POB

**Response: N/A**

4. Legal description does not correctly identify POC and POB

**Response: legal description has been updated.**

5. Legal description should traverse in proper direction; 1st call states "NW" instead of "SE"

**Response: The legal description has been updated.**

6. E line of NE 1/4 of 31-48-31 is incorrectly identified

**Response: N/A**

7. Plat boundary lies within the CoLS ROW

**Response: Need clarification of what CoLS stands for.**

8. Bearings on lots don't match plat bearings

**Response: The plat has been updated.**

9. Legal does not match dwg along east line of plat

**Response: The plat has been updated.**

10. Legal does not match dwg along north line of plat

**Response: The plat has been updated.**

11. Random "Coleman Equipment" information listed under "APPROVALS"

**Response: The plat has been updated.**

12. Overall plat line dimension and bearings should appear outside the plat, whereas lot dimensions should appear inside the plat

**Response: The plat has been updated.**

13. It should be noted that the bearing of the north line of section 31-48-31 varies appx 13' 35", or 87-55-03 and 88-08-38, as per measured between NW corner of said section (MO DNR doc 600-54806 dtd 02/1995), NE corner of NW 1/4 of said section (MO DNR doc 600-54807 dtd 02/1995), and NW corner of NE 1/4 of section 32-48-31 (MODNR doc 600-83256 dtd 01/2008). It appears the original bearing listed for this line on LEES SUMMIT NORTH INDUSTRIAL PARK 1ST PLAT (rec doc 198910902903) is in error. This causes the plat to encroach onto St Luke's East property, unless rotated a little over 2 degrees clockwise.

**Response: The platted bearings for both "SAINT LUKE'S HOSPITAL OF LEE'S SUMMIT, LOT 1" and "POLYTAINERS ADDITION, LOTS 1 & 2" are shown for the North line of plat. Survey Note 1. States that the bearing held for the replat are based on "POLYTAINERS ADDITION, LOTS 1 & 2".**

If you have any additional comments or questions, please do not hesitate to contact me. Thank you,

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



Daniel G. Foster, PLA  
Principal / Landscape Architect  
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[df@schlagelassociates.com](mailto:df@schlagelassociates.com)

/mdr

Enclosures

C: Oak View Capital, LLC

