

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, May 15, 2019

To:

Property Owner: MID-CONTINENT PUBLIC LIBRARY Email:
LIBRARY Fax #: <NO FAX NUMBER>

Applicant: JE DUNN CONSTRUCTION CO Email: LICENSING@JEDUNN.COM
Fax #: (816) 391-2510

Engineer: OLSSON ASSOCIATES Email:
Fax #: (913) 381-1174

From: Shannon McGuire, Planner

Re:

Application Number: PL2019163

Application Type: Minor Plat

Application Name: MAGNOLIA PLACE AT CHARLESTON PARK, 3RD PLAT, LOTS 2B-2C

Location: 2240 SE BLUE PKWY, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

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:

DEVELOPMENT SERVICES

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:

Planning Review	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please resubmit the plat on a 24"x36" sheet size.
2. Please label the lots with their street numbers
 - Lot 2B = 2240
 - Lot 2C = 2320
3. Please show the required sidewalks along SE Blue and the existing sidewalk along SE Battery Dr.
4. Please show the street centerlines
5. Please replace Robert McKay's signature block with Ryan A. Elam, PE, Director of Development Services.
6. Please update the City Clerk's signature block to reflect the current clerk, Trisha Fowler Arcuri.
7. Please remove "Per Plat" from the various labels throughout the plat drawing.
8. The unplatted property north of the drainage easement on lot 2C must be included in the minor plat application. As proposed, this minor plat would create an unplatted lot with no street frontage. If you wish to create a separate lot north of the drainage easement, you will have to combine this area with the lot that abuts SE Shenandoah Dr. As this would only create three new lots, it could still be completed as a minor plat.

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

DEVELOPMENT SERVICES

1. Public sanitary sewer service is required prior to platting the property as shown. As shown, Lot 2C is not served by public sanitary sewer. Engineering plans are required for the extension, prior to moving forward with any further review of this application.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. A review was not completed as an electronic copy of the plat was not submitted. Provide and electronic copy at resubmittal.