

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, August 02, 2019

To:

Property Owner: KINGSCROWN
INVESTMENTS LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: REGION LAND SURVEY COMPANY **Email:** VJODTS@REGIONSURVEY.COM
Fax #: (816) 966-1441

From: Shannon McGuire, Planner

Re:

Application Number: PL2019240

Application Type: Minor Plat

Application Name: GANO ADDITION, REPLAT OF LOTS 2A AND 2B

Location: 308 SE DOUGLAS ST, 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:

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

DEVELOPMENT SERVICES

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 provide the Coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
2. Please provide the total acreage of the proposed subdivision.
3. Please label each lot with the area in square feet.
4. Please show the location of any oil and/or gas wells. If none are present please add a note stating so and cite your source of information.
5. Please show the exact location of the existing structures and physical improvements on or near the new lot 2B.
6. Please update the city signature block to reflect the current city officials; Ryan A Elam, P.E., Director of Development Services; Trisha Fowler Arcuri, City Clerk, and; George M Binger, III, P.E., City Engineer.
7. The City certification statement should read as follows; This is to certify that the Minor Plat of Gano Addition – Replat Lots 2A and 2B was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
8. Please remove the Easement Dedication, Streets and Building Line paragraphs from the plat notes as none are being proposed.
9. Please update the plat title, and throughout the plat as needed, to reflect the correct title as a Minor Plat not a Minor Subdivision.
10. Please remove the "Lot 2 Gano Addition" label from the plat drawing.
11. Please "ghost" in the surrounding property information to show the relationship of the proposed lots to the surrounding properties.

DEVELOPMENT SERVICES

12. Please label each lot with their respective street numbers; Lot 2A = 308 SE Douglas St, Lot 2B = 13 SE 3rd St.

13. Please provide a signature block for the owner, with the corresponding name typed beneath the signature line.

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

1. Is it possible to dedicate a ten (10) foot general utility easement along Douglas St. and along the alley, without encroaching upon the buildings?
2. Please add a drainage note stating "...individual lot owners shall not change or obstruct the drainage flow lines or paths on the lots, unless specific application is made and approved by the City Engineer."
3. Engineering plans are required for the domestic water service and pavement restoration for lot 2B. The domestic water service and pavement restoration should be completed prior to approval of the plat.
4. A floodplain note was missing.
5. An abandoned oil and gas well note was missing. Please cite the reference that was used to make this determination (e.g., Missouri Dept. of Natural Resources Division of Geology and Land Survey database, or the report at City Hall).
6. Sidewalk location along Douglas St. appeared to be missing from the plat.

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

1. Plat is missing State Plane coordinates.
2. Plat is missing ownership under owners certification.
3. Plat is missing addresses.