

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, August 15, 2019

To:

Applicant: CLAYTON PROPERTIES GROUP Email:
INC Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES Email:
Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019248

Application Type: Minor Plat

Application Name: HAWTHORNE RIDGE 1ST PLAT

Location:

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

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within five (5) business days of the date received.

Required Corrections:

Planning Review

Corrections

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1. The Plat name is not unique enough and needs to be updated. Please see GIS's comment for more information.
 2. The lot numbering should be a continuation of the already established numbering convention. The new tract should be numbered "Tract F".
 3. Please remove "Lot Consolidation" from the Plat Title.
 4. Please remove the Tract B and Tract C labels from the plat document.
 5. Please remove the old lot line and the label "lot line to be removed with recording from the plat.
 6. Please include the street number, 1534, number with new tract label.
 7. Please update the city certification statement to read as follows; This is to certify that the minor plat of "Plat Title" 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 add a limited access note stating the tract shall not have direct vehicular access to SW Arboridge Dr.
 9. Please show the required 5' sidewalks that run parallel to the property along SW Arbor Creek Dr. and SW Arboridge Dr.

Engineering Review

Corrections

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1. Please add a standard stormwater note to the plat, indicating that Tract B shall be used for stormwater detention, and maintained by the homeowner's association.

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GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. The name of the plat is not unique enough to satisfy Jackson County, as there is already a recorded plat called Hawthorn Ridge 1st Plat. They recommend that you use the word "replat" in the name, "Hawthorn Ridge Lot 101," or another unique name.
2. Please add a dedication block.
3. Control point 1 is identified by its coordinates near the POB as the monument JA-46, and is not labeled as such. Please remove the reference in the table to control point 1.
4. The plat's ownership does not match what the county has on record. They referenced a recorded document 2019E0056164, which indicates that Clayton Properties Group was formerly known as CMH Parks.
Clayton Properties can either do a deed on this property, transferring ownership from CMH Parks to Clayton, or they can reference the phrase "Clayton Properties Group, f/k/a CMH Parks" on the ownership block. The County prefers the deed, but will accept the phrasing on the plat.