

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, January 16, 2020

To:

Property Owner: LEES SUMMIT 29197 L L C Email:
Fax #: <NO FAX NUMBER>

Engineer: Michael E. Neikirk, PE Email:
Fax #: <NO FAX NUMBER>

Applicant: NPC INTERNATIONAL INC Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020001

Application Type: Minor Plat

Application Name: Polk Addition, Lot 5A-1

Location: 711 SE M 291 HWY, 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:

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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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. **PROPERTY LINE INFORMATION.** The labeled bearings for all four property lines differs from those labeled on the previous plat for the property. Include the bearings for the respective property lines from the previous plat and label them (P) for platted.
2. **BUILDING SETBACK LINES.** Remove the building setbacks shown along the north, south and east property lines. Our practice is to only show and dedicate building lines along the right-of-way, in this case only along the west side of the subject property.
3. **PROPERTY OWNER/NOTARY SIGNATURE.** Update references to the year 2019 with 2020.
4. **CITY SIGNATURE BLOCK.**
 - Replace the end of the approval paragraph at the top of the signature block with the following language to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
 - Revise George Binger's name to read as George M. Binger III, PE.
 - Replace Josh Johnson's name with Ryan A. Elam, PE. Also, change the title for Mr. Elam to Director of Development Services.
5. **OIL/GAS WELLS.** Include a note on the plat regarding the presence of any active, inactive or capped oil and/or gas wells on the subject property. Cite the source of information used to make this determination. MDNR has an online database of all permitted oil and gas wells in the state.
6. **STREET NAMES.** Add the "SE" quadrant prefix to the names of Missouri Hwy 291 and Melody Lane.
7. **DEDICATION PARAGRAPHS.**
 - Remove the streets dedication paragraph since no new right-of-way is being dedicated as part of this plat.
 - Should the City's Development Engineering staff require the dedication of any utility easement as part of this plat (see department comments contained within this letter), include the standard easement dedication paragraph found under the sampled language found in UDO Section 7.140.

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Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The floodplain note appears incorrect. Isn't this site within Zone X, areas outside the limits of any floodplain, including the 0.2% chance floodplain?
2. The Drainage Note must be revised. No Master Drainage Plan exists for this site. As such, the note should be revised to read "...The lot owner 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. Please see Planning comments concerning signature blocks. The City Engineer title block and name is incorrect.
4. A public water main appears to exist along the west edge of the property. Please verify the location of this line, and ensure that a ten (10) foot general utility easement along the western edge of the property is sufficient. If the water main is located further eastward, this minimum ten (10) foot general utility easement may need to be widened.
5. A minimum of ten (10) foot general utility easement should be dedicated along the western edge of the lot. Please see previous comment concerning the water main, and ensure this width is sufficient. If the water main is located further west, and not on the property line, then additional width may be required.
6. An off-site private sanitary sewer easement is required prior to plat approval. This private easement is required, in order to provide sanitary sewer service to Lot 5A-1. Prior to execution of this document, please submit a courtesy review copy of the language, along with an 8.5 inch by 11 inch exhibit showing the limits of the private easement. Following a short review of the language contained in the private sanitary sewer easement, as well as the required 8.5 inch by 11 inch exhibit showing the limits of the private sanitary sewer easement, the applicant shall be required to execute and record the private easement with the Jackson County Records Office. A document number must be submitted for this private easement prior to formal approval of this plat.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. A review was not completed as an electronic copy of the plat was not submitted. Provide and electronic copy at resubmittal.

