

Minor Plat Applicant's Letter

Date: Tuesday, February 04, 2020

To:

Property Owner: TUSTIN LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2020020

Application Type: Minor Plat

Application Name: DAHMER DEVELOPMENT LOTS 1A, 1B, & 2A

Location: 207 SW MARKET 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:

Required Corrections:

Planning Review	Shannon McGuire	Planner	Corrections
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DEVELOPMENT SERVICES

(816) 969-1237

Shannon.McGuire@cityofls.net

1. Please add the total acreage of the proposed subdivision.
2. Please label each lot with its respective address:
 - Lot 2A = 222 SW Main St
 - Lot 1A = 207 SW Market St
 - Lot 1B = 209 SW Market St
3. Please show a public access easement over the sidewalk that runs adjacent to the north property line of Lot 1A & 1b.
4. The City approval statement should read "This is to certify that the minor plat of "Dahmer Development, Lots 1A, 1B & 2A" was dully submitted and duly approved by the City of Lee's Summit, pursuant to Chapter 33, The Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
5. The public right-of-way covering the new ally needs to be shown on this minor plat. That being said, a minor plat may not include new ROW to be dedicated to the city. This will need to be accomplished by separate document.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. A public sidewalk easement is required along the north side of Lot 1A and Lot 1B.
2. Private sanitary sewer easement(s) and private stormwater easements are required between Lots 1B and 1A. The location of these easements should follow the routes shown on the approved Final Development Plan. These easements can be dedicated on the plat.
3. A Drainage Note appeared to be missing. This is the standard note, stating that "...individual lot owners shall not...without written permission of the City Engineer." Since a Master Drainage Plan is not associated with this development, please do not reference a Master Drainage Plan.
4. Formal approval of this plat is contingent upon the issuance of a Certificate of Final Acceptance for the sanitary sewer and alley improvements, or security as specified in the Unified Development Ordinance (UDO).

DEVELOPMENT SERVICES

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Plat needs outside dimensions, not just lot dimensions.
2. Missing distances between coordinates 7 and 8, and between coordinates 3 and 4