

---

DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, March 17, 2020

**To:**

**Property Owner:** TUSTIN LLC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**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:

<b>Planning Review</b>	Shannon McGuire	Planner	Corrections
------------------------	-----------------	---------	-------------

---

**DEVELOPMENT SERVICES**

---

(816) 969-1237

Shannon.McGuire@cityofls.net

---

1. Please move the Jackson County signature block to be in the same area as the City signature blocks.
2. Prior to this plat being approved and recorded the alley must be dedicated. Please show the lot lines as though the ally has been dedicated and label the alley as "24' Alley Dedicated by Document # XXXX".
3. It appears that a 7' A/E has been established along the north property lines of Lot 1A and 1B but "A/E" is not defined in the plat notes. Please add a note that defines what is the purpose of the A/E.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

---

1. A public sidewalk easement is required along the north side of Lot 1A and Lot 1B. It appears "A/E" is shown, but not defined anywhere on the plat language.
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. 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).

<b>GIS Review</b>	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

---