

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, April 13, 2020

To:

Engineer: OLSSON ASSOCIATES **Email:**

Property Owner: MID CONTINENT PUBLIC **Email:**
LIBRARY

Property Owner: MID-CONTINENT PUBLIC **Email:**
LIBRARY

Applicant: JE DUNN CONSTRUCTION CO **Email:**

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020086

Application Type: Minor Plat

Application Name: Rice Acres Lot 4 (Mid-Continent Public Library)

Location: 1080 NE COLBERN RD, LEES SUMMIT, MO 640861000 NE COLBERN RD,
LEES SUMMIT, MO 64064

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).

DEVELOPMENT SERVICES

Please contact Staff with any questions or concerns.

Review Status:

Corrections required: Resubmit 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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Easements may only be vacated by separate application and cannot be vacated by the plat. You may label these areas as "to be vacated" in preparation for the vacation.
2. By taking property from the unplatted parcel to the east you will be creating a non-conforming lot as it is not zoned AG and is less than 10 acres. Please include the full boundary of the east lot in this minor plat.
3. Please remove the existing 6' sidewalk (south property line) label and graphic depiction from the plat.
4. Please show the front building setback line along NE Colbern Rd.
5. The limits of the stormwater treatment facility need not be shown on the plat. In an effort to keep the document as clean as possible please remove this from the plat drawing.
6. Please label the lot with its street number.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please revise the stormwater note to the following:
All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit

DEVELOPMENT SERVICES

Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

2. Include the following Drainage Note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lot, unless specific application is made and approved by the City Engineer.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Please label lot address.