

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, July 20, 2020

To:

Property Owner: LEES SUMMIT TOWN CENTRE LLC Email:

Applicant: LEES SUMMIT TOWN CENTRE LLC Email:

Engineer: Area Surveyors Email:

Other: TOM CLEMONS AREA SURVEYORS Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020196

Application Type: Minor Plat

Application Name: Lee's Summit Town Center Lot 3

Location: 2100 NE INDEPENDENCE AVE, 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).

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Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. STREET DEDICATION PARAGRAPH. Delete the street dedication paragraph from the minor plat since no new right-of-way is being dedicated for this project.

2. CITY SIGNATURE BLOCK.

- Revise the end of the approval language above the signature lines to read, "...any duly approved by Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit."
- Remove the Bob Murphy's name from the County signature, to simply leave the County department names.
- Replace Denise Chisum's name with Trisha Fowler Arcuri.
- Replace Robert McKay's name and title with Ryan A. Elam, PE, Director of Development Services.

3. SIDEWALKS. 5' sidewalks shall be required along both street frontages. 4' sidewalks have not been allowed since 2001.

4. STREET NAMES.

- The correct the spelling of "Center" to "Centre" for Town Centre Dr.
- Add the "NE" address quadrant prefix to both labeled street names.

5. ADDRESS. Label the lot with the assigned address of 2100 NE Independence Ave.

6. OIL/GAS NOTE. Add a note to the plat regarding the presence or absence of any active, inactive and/or capped oil and gas wells within the property boundaries. Cite the source of information used to make this determination. The MO Department of Natural Resources maintains an online database of wells in the state.

7. FLOODPLAIN. Add a note the plat regarding the location of the subject property relative to the 100-year floodplain. Cite the FIRM panel number used to make this determination.

8. DRAINAGE NOTE. Add a note to the plat specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific

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application is made and approved by the City Engineer. Disregard this note if no Master Drainage Plan is required by the City (see the Development Engineering comments).

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer	Corrections
		Loic.Nguinguiri@cityofls.net	

1. Please show location of all oil/gas wells, or indicate none are present, and cite the source.
2. Please include a FEMA National Flood Hazard information note.
3. Please show and label all existing and proposed easements.
4. Please dedicate a 10' U/E along the street frontages. And add appropriate dedication language to the plat.

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