

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, August 26, 2020

To:

Property Owner: OAK VIEW LEES SUMMIT Email:
LLC

Applicant: OAKVIEW CAPITAL PARTNERS, Email: BRAD@OAKVIEWCP.COM
LLC

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

Other: Dan Foster Email: df@schlagelassociates.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020231

Application Type: Minor Plat

Application Name: Oakview Storage - Lot 5

Location: 1450 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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:

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLAT TITLE. Revise the plat title to read, Oakview, Lots 5A and 5B. Also update all references to the plat title contained throughout the document to reflect the title change.
2. ADDRESSES. Label each lot with the following respective addresses: Lot 5A - 1460; and Lot 5B - 1450.
3. SIDEWALKS. Show and label the existing sidewalk along NE Douglas St, including its width.
4. DATES. Update the years referenced in the property owner signature paragraph and notary certification paragraph from 2019 to 2020.
5. ACCESS EASEMENT. Add an access easement dedication paragraph to the plat document. See the previous Oakview plat document for language.
6. DEDICATION PARAGRAPHS. Add the City's standard plat dedication paragraphs. See the sample under UDO Section 7.140.B.21. However, do not include the Streets or Common Area dedication paragraphs, due to the inapplicability to this particular plat.
7. CITY SIGNATURE BLOCK.
 - Remove the Mayor's and Planning Commission Secretary's signature lines.
 - Revise the approval language above the City signature lines to read, "This is to certify that the minor plat of 'Oakview, Lots 5A and 5B' was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances."
8. STATE PLANE COORDINATES. Label all the lot corners with their respective state plan coordinates.

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

1. Please add a drainage note to the plat.
2. Please sign the minor plat.

GIS Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

1. Plat lacks state plane coordinates on each plat corner.
2. Plat lacks dedication.