

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, March 02, 2021

**To:**

**Property Owner:** CITY OF LEES SUMMIT      Email:

**Applicant:** STREETS OF WEST PRYOR LLC      Email:

**Engineer:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2020341

**Application Type:** Minor Plat

**Application Name:** Minor Plat, Streets of West Pryor Lots 7A-7C

**Location:** 2100 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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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:**

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**DEVELOPMENT SERVICES**

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:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. A note will need to be added regarding the undermined area. Staff is still determining the language for this note.
2. The full length of NW Black Twig Circle should be shown as an access easement.
3. Provide a definition/description for the access easement for NW Black Twig Cir.
4. Once the VROW is complete the Document # can be referenced on the plat.
5. Addresses to be forthcoming.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer	GIS Technician	Corrections
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**DEVELOPMENT SERVICES**

(816) 969-1277

Kathy.Kraemer@cityofls.net

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1. Please provide a recorded document showing the vacation of ROW.
2. Jackson Co shows ownership of Lot 7 as City of LS. If ownership has changed, please provide recorded document number of deed.
3. Although there is an owner referenced at the bottom of the plat, please provide ownership reference in the "testimony" section.
4. Please provide a distance on the east side of Lot 7C.
5. Please provide ITBs or Chord directions on all non-tangent curves. Most are not tangent curves. Additionally, the curve after coordinate 3 needs a different chord direction or ITB going in the correct direction. On SWP original plat, it lists a SW direction, but it should be a NE direction away from coord 3, as all the other curve data goes in the correct direction.