

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, June 25, 2021

To:

Property Owner: LEES SUMMIT HERITAGE LLC Email:

Engineer: Kris Bodenhimer

Email: kris@engineeringkc.com

Applicant: DYMON WOOD

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021143

Application Type: Minor Plat

Application Name: Minor Plat - 617 SE 6th St.

Location: 617 SE 6TH 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).

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 | Jennifer Thompson | Planner | Corrections |
|------------------------|-------------------|--------------------------------|-------------|
| | (816) 969-1239 | Jennifer.Thompson@cityofls.net | |

1. Add a north arrow to the vicinity map.
2. No application or affidavit was not received.
3. Provide the oil and gas note.
4. The ownership information seems to be incorrect.
5. Revise Ryan's title by removing AICP and adding PE.
6. The area where the bearing is listed is a little jumbled with the leader for the fence corner, can that be spaced out a bit?
7. Provide a note for the sidewalks:

Construction of the sidewalks and any ADA ramps shall occur at a future date and shall be in compliance with ADA requirements.
8. Can the footprints of the homes be shown for review purposes?

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

1. Please add a drainage note to the plat.
2. Please include a FEMA National Flood Hazard information note.

DEVELOPMENT SERVICES

| | | | |
|--------------------|----------------------------|--|--------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Not Required |
|--------------------|----------------------------|--|--------------|

| | | | |
|-----------------------|--------------------------------|--|--------------|
| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Not Required |
|-----------------------|--------------------------------|--|--------------|

| | | | |
|------------------------------|------------------------------|---|--------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Not Required |
|------------------------------|------------------------------|---|--------------|

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

1. Please change the county signature line to: JACKSON COUNTY ASSESSOR OFFICE and remove any reference to the GIS Department. This is a permanent change.
2. Please add a full bearing direction on the first call of the legal. It should be SE instead of just S.
3. Ownership at Jackson Co shows "Lee's Summit Heritage LLC". If ownership has changed, please provide the recorded document number of the deed.
4. The north lot line of Lot 13B has an incorrect dimension.
5. The state plane plat coordinates are not correct. 3 of the control points are locating across Independence Ave, and one on the north side of 6th St.