

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, July 29, 2021

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Engineer: ANDERSON SURVEY CO

Email: HOLLYKADEN@ANDERSONSURVEY.COM

Applicant: JOHN KNOX VILLAGE

Email: KKLOCKENGA@JKV.ORG

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021206

Application Type: Minor Plat

Application Name: John Knox Retirement Village 3rd Plat

Location: 541 NW SHAMROCK AVE, LEES SUMMIT, MO 64081601 NW LILAC PL,
Unit:B, LEES SUMMIT, MO 64081

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	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please provide a vicinity map with north arrow indicating the location of the property within the City.
2. Please label the bearing and distance, and length and radius of NW Moore St.
3. Please provide the area in square feet for each lot.
4. Please update the signature block for V. Brice to reflect "Jackson County Assessor Office".
5. Please increase the line weight of the proposed lot lines. As presented it is difficult to distinguish one lot from the other.
6. Please label the 30' UE along the north property line of Lot 3D.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. It appears an easement was dedicated by plat on "John Knox Retirement Village, 3rd Plat, Lots 3A, 3B, and 3C" along the southern property line of Lot 3B. It does not appear this was shown on the proposed plat. Will this platted easement be vacated by separate document?
2. What is the status of the storm line modifications? It is my understanding that extension of the line(s) was needed prior to extending the property lines.
3. It is not clear where the property lines for the respective lots terminate on the plat.
4. A 10 foot general utility easement should be dedicated along Moore St.

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

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1. Please provide POB, as I cannot tell which way this plat traverses.
2. Please provide ITBs on all non-tangent curves.
3. The ITB near Moore street lacks direction. I assume because it is going into a non-tangent curve that it is coming off the N13-38-30W/685.99