

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, September 15, 2021

To:

Property Owner: PREMIERLIFE REAL
ESTATE HOLDING

Email:

Engineer: ANDERSON SURVEY CO

Email: HOLLYKADEN@ANDERSONSURVEY.COM

Applicant: JOHN KNOX VILLAGE

Email: KKLOCKENGA@JKV.ORG

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021333

Application Type: Minor Plat

Application Name: Minor plat of JKV East Commercial Development lots 1 and 2

Location: 425 NW MURRAY RD, LEES SUMMIT, MO 64081451 NW MURRAY RD,
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:

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, "J.K.V. East Commercial Development, Lots 1A, 1B & 2A". Update all references made to the plat title throughout the drawing to reflect the corrected title.
2. LEGAL DESCRIPTION. Revise the legal description to also include Lot 2.
3. EXISTING IMPROVEMENTS. Show the location of the existing buildings on the current Lot 1 (new Lots 1A and 1B) on the resubmittal in order for staff to review that the applicable setback requirements are still being met from the new lot line. The buildings will be removed from the final version of the plat to be submitted for signatures.
4. CROSS-ACCESS EASEMENT.
 - A (cross) access easement is needed to be dedicated between Lot 1A and 1B.
 - A paragraph defining and dedicating the access easements shall be added to the plat.
5. ADDRESSES. Add the following addresses to the respective lots: Lot 2A - 425 NW Murray Rd; Lot 1B - 451 NW Murray Rd; and Lot 1A - 481 NW Murray Rd.
6. PLAT AREA. The total plat square footage and acreage listed in the paragraph above the plat approval language and City signature block is incorrect based on the square footage and acreage listed for each of the three lots covered in this minor plat. Revise.
7. APPROVAL PARAGRAPH. Revise the language at the end of the paragraph immediately above the City signature block to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."

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8. MISC. There appears to be a remnant, unplatted parcel approximately 11,186 sq. ft. in size owned by John Knox Village abutting the north property lines of the proposed Lot 1A. Staff requests that the remnant be absorbed into the proposed Lot 1A in order to clean up the remnant property.

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

1. A 10 foot general utility easement should be provided along all street frontage, including Murray Rd.
2. Property description does not appear correct. It only lists this as Lot 1, J.K.V. East Commercial Development. Shouldn't the property description read "Lot 1 and 2, J.K.V. East Commercial Development"?
3. None of the lots will be served by public sanitary sewer after platting in the proposed configuration. The City requires that public sanitary sewer be provided to all lots within a subdivision.
4. A private sanitary sewer line is shown on our GIS crossing Lot 3, J.K.V. East Commercial Development. This line appears to serve the southernmost lot in the proposed replat. It would appear this sanitary line should be located to survey grade standards, and a private sanitary sewer easement dedicated by the owner of Lot 3, J.K.V. East Commercial Development by separate document.
5. Lot 1A of the proposed plat appears to be missing an easement for the 20 inch water transmission main that bisects the property. This line should be located to survey grade standards, and a dedicated water line easement shown on the plat. The width of this easement should be 30 feet to ensure no building will be constructed in close proximity to this line.

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

1. Plat title and dedication should be changed to J. K. V. East Commercial Development Lots 1A, 1B, and 2A.
2. Plat description should include existing lot 2.
3. West plat line has wrong dimension.

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4. Please add dimension on eastern lot line for lot 1B.

5. Ownership of these parcels is listed as "Primierlife Real Estate Holdin" and not JKV. If the ownership has changed by deed, please provide a recorded document number.