

DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Monday, July 18, 2022

**To:**

**Property Owner:** TOWNSEND SUMMIT LLC Email:

**Engineer:** ANDERSON ENGINEERING INC Email:

**Applicant:** TOWNSEND SUMMIT LLC Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022255

**Application Type:** Minor Plat

**Application Name:** Summit Fair, Lots 10A-10C

**Location:** 700 NW WARD RD, LEES SUMMIT, MO 64086

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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>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLAT TITLE. Change the plat type listed above the plat title from Final Plat to Minor Plat. Make this same change in the title block.
2. SIGNATURE BLOCK.
  - Revise the approval paragraph above the City signature lines to read, "This is to certify that the minor plat of Summit Fair, Lots 10A-10C was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit."
  - Remove the signature line for the Mayor.
  - Revise the title for Ryan Elam from Director of Planning and Development to Director of Development Services.
3. VICINITY MAP. Add a north arrow to the vicinity map.
4. ADDRESSES. Label the lots with their respective addresses: Lot 10A - 900; Lot 10B - 800; and Lot 10C - 700.
5. STREETS. Label the ROW width for NW Chipman Rd.
6. SIDEWALKS. Add a 5' sidewalk along the entire NW Chipman Rd frontage of Lot 10C.
7. APPLICATION FORM. Submit a signed copy of the application form and ownership authorization included in the application packet.
8. BUILDING LINES. A minimum 15' building line shall be provided along the NW Chipman Rd and NW Ward Rd street frontages of the proposed lots.
9. EXISTING CONDITIONS. Show the limits of the existing pond on the review copy of the plat.

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**DEVELOPMENT SERVICES**

**10. EASEMENTS.**

- The existing plat for Lot 10 shows a 20' U/E that runs north-south along the entire length of the lot approximately 30' in from the west property boundary. It appears that a water main within said easement has been abandoned, but it appears that the easement still exists. Elimination of the easement requires submittal of a vacation of easement application under separate cover.
- Dimension the existing water line easement along the south boundary of proposed Lot 10C. Also, provide sufficient dimensions to be able to locate said easement relative to the surrounding property boundaries. Reference the existing plat, which has dimensions.
- The existing plat for Lot 10 shows a 20' general U/E that runs slightly diagonally through the area where the proposed plat shows existing fiber and two KCP&L easements on proposed Lot 10B. Said easement is not shown on the subject plat.
- Provide sufficient dimensions to be able to locate that existing 20' MO Public Service easement on proposed Lot 10B.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Public infrastructure is required to each lot. Sanitary sewer service is not provided to Lot 10C. Extension of sanitary sewer service to Lot 10C is required prior to plat recording unless a security is provided as specified by the UDO.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@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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