

**Minor Plat
Applicant's Letter**

Date: Tuesday, August 23, 2022

To:

Property Owner: LAMISON AMANDA M Email:

City Staff: Scott Ready Email: Scott.Ready@cityofls.net

Applicant: Steve Sands Email: Steve@sandsconstlvn.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2022285

Application Type: Minor Plat

Application Name: BROWNING ADDITION

Location: 401 SE OLDHAM PKWY, 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 multit-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:

DEVELOPMENT SERVICES

Required Corrections:

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

1. Please submit completed application form with signatures.
2. Please add a north/south street name to the vicinity map to indicate the location of the property within the City.
3. Please provide coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
4. Please show the location of all oil and/or gas wells. If none are present plead add a note stating such and cite your source of information.
5. Please show a 5' sidewalk adjacent the north and west property lines. By platting this property, you are triggering the requirement for a 5' sidewalk adjacent to the ROW of both SE Oldham Parkway and Browning Street. If the property owner feels a hardship exists that reasonably precludes the construction of a sidewalk, the property owner may submit a written request to the Director of Development Services for payment in lieu of construction of sidewalk together with such information and studies as the Director may deem necessary to consider the request in accordance with Sec. 7.370.
6. Please include a signature block for the surveyor and a certification by a Registered Land Surveyor that the survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.
7. Please update the City's Certificate of approval to read;

City of Lee's Summit:

This is to certify that the minor plat of (insert plat title), was submitted to and duly approved by the city of Lee's Summit, Missouri, pursuant to Chapter 33 of the City of Lee's Summit Code of Ordinances, the Unified Development Ordinance.

8. Please update the City Official's signature block to reflect the below;

DEVELOPMENT SERVICES

- Trish Fowler Arcuri, City Clerk
- George M. Binger, III P.E., City Engineer
- Ryan A. Elam, P.E., Director of Development Services

9. Please update the County signature block to read “Approved by Jackson County Assessor’s Office”.

10. Please add a statement dedicating all easements, streets, sidewalks, alleys and other public areas. Language shall be added to every plat in which an easement is dedicated, stating that the grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

11. Please label lot 1 with its address - 401 SE OLDHAM PKWY

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks 3 state plane coordinates that are ON the plat boundary. I only saw "CP#2" to be on the plat corner.

2. Amanda Lamison is also owner of this property, so her name should be on the plat as well.