
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, September 16, 2022

To:

Property Owner: HFI 463 WARD LLC

Email:

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022318

Application Type: Minor Plat

Application Name: TRACT A, HFI 463 WARD LLC

Location: 204 SW M 150 HWY, LEES SUMMIT, MO 64082

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).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The City's certificate of approval should read;

"This is to certify that the plat "Plat Title", was submitted and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."

2. Please update the City signature block to reflect the current City officials and title;

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

3. Please show the location of all oil and/or gas wells. If none are present, please add a note stating such and cite your source of information.

4. Please label the lot with its assigned address – 204 SE M 150 HWY.

5. Please include a statement dedicating all easements, streets, sidewalks, alleys and other public areas.

6. A minor plat may not include a new tract. Please change "Tract A" to "Lot 1" in the title and throughout the document as needed.

7. A signature block for the property owner/owners is required.

8. Please remove "Proposed" from the sidewalk and water main labels.

Engineering Review	Sue Pyles, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1245	Sue.Pyles@cityofls.net	

1. Show location of all oil/gas wells, or indicate none are present, and cite the source.

2. Include the following Drainage Note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lot, unless specific application is made and approved by the City Engineer.

3. The water and sidewalk easements shall be shown in a specific dimensioned location, rather than be left open to future construction locations. Please revise.

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4. Please add the following note, with the bracketed information appropriate to this site: All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Plat name is problematic. Please refrain from using "Tract" or "Lot" as the first word. This poses indexing problems at the County. Please name the plat first, then add "Tract" or "Lot."
2. Plat lacks dedication
3. Please remove any reference to GIS Dept from signature lines. Assessor Dept is fine.
4. Plat lacks designated ownership.
5. Please identify point of beginning on drawing.