

# ms consultants, inc.

engineers, architects, planners

2221 Schrock Road  
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September 28, 2022

Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Whataburger – Minor Plat Review**  
**204 SW M 150 HWY**  
**Lee's Summit, MO 64082**  
**Permit #PL2022318**

Reviewing staff,

This letter is in response to the review comments on the above referenced project, which were received on September 16, 2022. All comments received have been incorporated within our revised plans and/or addressed in the comment responses below. Thank you for your time, response to specific comments as follows:

## Planning Review

**Reviewed by: Shannon McGuire**  
**Planner**

[shannon.mcguire@cityofls.net](mailto:shannon.mcguire@cityofls.net)

**816.969.1237**

**Comment 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."

**Response:** ***This has been revised on the plat enclosed.***

**Comment 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

**Response:** ***This has been revised on the plat enclosed.***

**Comment 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.

**Response:** ***This has been added in the notes on the revised plat enclosed.***

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

**Response:** ***This has been revised on the plat enclosed.***

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

**Response:** *This has been added on the revised plat enclosed.*

**Comment 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.

**Response:** *Tract A has been modified to Lot 1.*

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

**Response:** *This has been added on the revised plat enclosed.*

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

**Response:** *This label has been removed.*

## Engineering Review

Reviewed by: Sue Pyles

Senior Staff Engineer

[sue.pyles@cityofls.net](mailto:sue.pyles@cityofls.net)

816.969.1245

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

**Response:** *This has been added in the notes on the revised plat enclosed.*

**Comment 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.

**Response:** *This has been added in the notes on the revised plat enclosed.*

**Comment 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.

**Response:** *This has been revised on the plat enclosed.*

**Comment 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.

**Response:** *This has been added on the revised plat enclosed.*

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## GIS Review

**Reviewed by:** Kathy Kraemer

**GIS Technician**

[kathy.kraemer@cityofls.net](mailto:kathy.kraemer@cityofls.net)

**816.969.1277**

**Comment 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."

**Response:** *Tract A has been modified to Lot 1.*

**Comment 2:** Plat lacks dedication

**Response:** *Dedication has been added to the revised plat enclosed.*

**Comment 3:** Please remove any reference to GIS Dept from signature lines. Assessor Dept is fine.

**Response:** *This has been removed.*

**Comment 4:** Plat lacks designated ownership.

**Response:** *Designated owner ship has been added to the revised plat enclosed.*

**Comment 5:** Please identify point of beginning on drawing.

**Response:** *This has been added to the revised plat enclosed.*

Please feel free to contact me with any questions or concerns you may have.

Thank you,

A handwritten signature in black ink that reads "Jason Boley".

Jason Boley  
[jboley@msconsultants.com](mailto:jboley@msconsultants.com)  
(304) 719-1951