

Minor Plat Applicant's Letter

Date: Thursday, October 06, 2022

To:

Property Owner: HFI 463 WARD LLC

Email:

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022318

Application Type: Minor Plat

Application Name: 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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DEVELOPMENT SERVICES

1. Easements (utility, sidewalk or otherwise) must be defined as to their purpose and who the grantee is. Please include the below language for the easements located on this plat.

Language for a utility easement U/E;

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, surface drainage channel, electricity, telephone, cable television or any other necessary public utility or service, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) and "Waterline Easement" (W/E) or within any street or thoroughfares dedicated to the public use on this plat.

Language for a sidewalk easement (SW/E);

A permanent easement is hereby granted of the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "Sidewalk Easement" (SW/E) on the accompanying plat.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.

2. Include dedication language for all public easements included.

3. Consider a more conventional name for the plat (Whataburger M150 Lot 1, Hollywood Drive Lot 1, etc.) to make it more user-friendly. Not a requirement, but certainly a suggestion.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Brad Cooley, P.E., RSPI		No Comments
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DEVELOPMENT SERVICES

Brad.Cooley@cityofls.net

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please identify point of beginning on drawing. I see it in the legal description, but not on the drawing

2. The dedication is not for the streets; you can acknowledge things like that in the notes or indicate specifically that there are street dedications. It is for the plat. I see some dedication-type language near the ownership line, but the dedication has to be designated as such. It should look like this:
DEDICATION: the undersigned owners of the described property have caused the same to be subdivided in the manner shown on this plat which subdivision and plat shall hereafter be known as HFI 463 WARD LLC

Also, do not dedicate the plat using "Minor Plat" as the first words. Name the plat, add lot(s) number(s), but do not use "Minor Plat" in the name of the plat.

3. Plat lacks designated ownership. Please designate somewhere in the owner signature area who the owner is, namely HFI 463 WARD LLC.

4. the Jackson Co Assessor signature line has been removed. Please restore, and without the use of "GIS" as per my previous comment.