

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, November 30, 2022

To:

Property Owner: HD DEVELOPMENT OF Email:
MARYLAND INC

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022399

Application Type: Minor Plat

Application Name: Hamblen Plaza, Lots 2A & 3A

Location: 601 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 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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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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. **POLE SIGN.** The minor plat shows the existing Home Depot pole sign being carved out to sit on its own parcel that is separate from the C-store and separate from the Home Depot building. Placing the pole sign on its own parcel separate from the Home Depot building creates an off-premise sign, which is prohibited under City ordinance. If the desire is for the existing sign is to remain in place, the spot on which it sits must be a part of the same parcel as Home Depot. If that is not possible, then the sign must be removed. Home Depot can then pursue the installation of a new monument on the same lot as the Home Depot, subject to current sign ordinance requirements.

2. **ADDRESSES.**

- The existing Lot 3 of Hamblen Plaza is addressed as 601 SE Oldham Pkwy. Given that the C-store will face SE Hamblen Rd, staff will assign the proposed Lot 3A as 1021 SE Hamblen Rd. Label the lot's address as such.
- Label the proposed Lot 2A as: 1101 SE Hamblen Rd.

3. **EASEMENTS.** The plat of Hamblen Plaza, Lots 1-3 shows the dedication of a 15' sanitary sewer easement that runs the width (at an angle) of the south end of Lot 2. The proposed plat does not show said easement. Show and label the easement on the proposed plat.

4. **PLAT NOTES.**

- The ALTA?NSPS notes included on the plat can be removed, except that the floodplain note (#3) needs to be retained.
- The Schedule B - Section II notes included on the plat should be removed from the plat.

5. **LOCATION MAP.** The Section/Township/Range information labeled beneath the location map is incorrect. It should read Section 8-T47N-R31W.

6. **CROSS-ACCESS.** It appears from a note on the original plat that there should be an executed Reciprocal Easement Agreement governing cross-access and cross-parking. Add a note to said effect, if such agreement exists, has been executed and recorded. If such agreement does not exist, a cross

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-access easement allowing access to and from Lot 1, Lot 2A and Lot 3A shall be dedicated as part of this minor plat.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Coordinates are incorrect; these are in Winterset.
2. There is no ownership on this plat
3. What is that small tract near coordinate 1? Should this be called out on the plat as a tract?
4. What is the purpose of the double curved line near coordinate 4? Does the second line need bearing & distance?
5. Plat does not close.