

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, December 12, 2022

**To:**

**Property Owner:** CITY OF LEES SUMMIT      Email:

**Property Owner:** WAIS INC      Email:

**Applicant:** CITY OF LEE'S SUMMIT      Email:  
MISSOURI

**Engineer:** J&J Survey LLC      Email: [cee@jandjsurvey.com](mailto:cee@jandjsurvey.com)

**Architect:** GLMV ARCHITECTURE      Email: [JHERNANDEZ@GLMV.COM](mailto:JHERNANDEZ@GLMV.COM)

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022360

**Application Type:** Minor Plat

**Application Name:** Executive Lakes Center Lots 6B and 7A

**Location:** 5051 NE LAKEWOOD WAY, LEES SUMMIT, MO 640645031 NE  
LAKEWOOD WAY, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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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).

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- 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:

<b>Planning Review</b>	Shannon McGuire	Planner	Approved with Conditions
	(816) 969-1237	Shannon.McGuire@cityofls.net	

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1. Remove the Access Easement description from the plat and add a note on the plat that the easement will be dedicated by separate document.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Approved with Conditions
	(816) 969-1223	Gene.Williams@cityofls.net	

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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

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4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

5. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. The ownership is flipped: City of LS owns lot 6A and Wais owns lot 7.