

Minor Plat Applicant's Letter

Date: Monday, December 12, 2022

To:

Engineer: Dan Finn

Email: dfinn@phelpsengineering.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2022407

Application Type: Minor Plat

Application Name: Market Street Center, Second Plat

Location: 3511 SW MARKET ST, 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	Planner	Corrections
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DEVELOPMENT SERVICES

(816) 969-1237

Shannon.McGuire@cityofls.net

1. Please provide a completed application form with signatures.

Provided via email from John Davis on 12/1 to Scott Ready.

2. Please provide coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.

Added to the revised plat.

3. Please label the lot with the area in square feet.

Area in acres and SF included on revised plat.

4. Please label the lot with the address, 3511 SW Market St.

Added to the revised plat.

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

None present – added note.

6. All easements dedicated on this plat must be defined as to their use and who they are being dedicated to. See previously approved plat for approved language.

Added to the revised plat.

7. Language shall be added to every plat in which an easement is dedicated, stating that the grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

Added to the revised plat.

8. As this is a minor plat it will not go to the Mayor and Council for approval. Please replace the dedication paragraph with the following statement “This is to certify that the plat of “PLAT NAME” was submitted and duly approved by the city of Lee’s Summit, Missouri, pursuant to chapter 33, the Unified Development Ordinance of the City of Lee’s Summit Code of Ordinances”.

Added to the revised plat.

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9. Please add signature lines for the City Engineer and Jackson County.

Added to the revised plat.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. There were several easements to be vacated as labeled on the previous plat recorded in May of 2022. What is the status of these easement vacations? If not already vacated, the new plat shall include the easements, with similar notation shown on the previous plat concerning the vacation of these easements. Please evaluate and revise as appropriate.

The easements called out on the previous Market Street Center Plat have been previously vacated.

2. Why is Tract A not a part of the new plat?

Since no changes are being made to Tract A, we prefer to keep Lot 2 as the only parcel within the minor plat.

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3. There was no dedication language for the easements. There were easement callouts without any specific language describing the easements that are called-out. It would appear easement dedication language similar to the previous plat recorded in May 2022 is required. Please revise as appropriate.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Please add the ITB (from the first plat) on the northwestern corner.
2. I don't see a signature line for the county.