

**Minor Plat
Applicant's Letter**

RESPONSES

Date: Wednesday, May 24, 2023

To:

Property Owner: THOMPSON PROPERTIES Email:
LLC

Applicant: Robert Thompson

Email: Thompsonpropertiesls@gmail.com

Engineer: Kevin Sterrett

Email: ksterrett@hgcons.com

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023110

Application Type: Minor Plat

Application Name: Douglas Corners Lots 1A & 1B

Location: 150 NE TUDOR RD, LEES SUMMIT, MO 64086

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:

DEVELOPMENT SERVICES

Required Corrections:

Planning Review	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please provide completed Application and Ownership Affidavit forms with signatures.
Submitted and uploaded on 5/11/23.
2. Lot numbers 1A & 1B have already been used please update the lot numbers to Los 1C & 1D. Please update throughout the plat as needed.
Per discussion with Shannon, rename Lot 1B to Lot 1C only.
3. In part the easement dedication paragraph should read as follows;

“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.”

Edited dedication to match above.

Engineering Review	Susan Nelson, P.E.	Senior Staff Engineer	Approved with Conditions
	(816) 969-1229	Susan.Nelson@cityofls.net	

GIS Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

1. Plat lacks ownership.
Added Thompson Properties, LLC to the signature line.
2. There are 2 plats that describe this property: Douglas Corners Lots 1A and 1B, and Douglas Corners 2nd Plat.
Douglas Corners 1A and 1B was recorded 4/7/2006.
DC 2nd plat was recorded 7/25/2006, making this the latest plat.

In the latest plat, lot 1A was divided up into 12 lots and 2 tracts.

Is this plat combining all those lots?

No, it affects Tract A only of the 2nd Plat and Lot 1B of DC, Lot 1A and 1B.

3. There was ROW taken in 2010 that is not accounted for on this plat. It took 5' of Tract A of Douglas Corners 2nd plat on Doc 2010E0097490. Please redraw.

5' ROW dedication shown and labeled.

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4. The plat corner near Douglas and Tudor had some ROW taken under ROW INSTRUMENT NO. 2015E0046038. Please redraw.

ROW dedication shown and labeled.

5. Because of all the missing ROW and the lack of accounting for the 12 lots and 2 tracts, I believe the surveyor is basing this plat off the older plat, 1A and 1B. It should be based off DC 2nd Plat.

Acknowledged. It is actually based and affects both plats.

The dedication should be reviewed as well, since it's incorrect.

Edited dedication to match Planning' s Comment 3.

Please redraw.