

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, June 20, 2023

To:

Property Owner: MIDWEST DIVISION LSH Email:
LLC

Applicant: Steve Buckeridge Email: sbuckeridge@hammespartners.com

Architect: Rosemary Nelson Email: rnelson@aciboland.com

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023014

Application Type: Minor Plat

Application Name: HCA LSMC ACS - Minor Plat

Location: 1950 SE BLUE PKWY, LEES SUMMIT, MO 64063

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).

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Please contact Staff with any questions or concerns.

Review Status:

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. SIDEWALKS. Show and label the existing sidewalks (including width) along the SE Shenandoah Dr, SE Blue Pkwy and SE Cumberland Dr street frontages of both Lots 1C and 1D. The sidewalk along Shenandoah is 4' wide; the sidewalks along Cumberland and Blue Pkwy are 5' wide.

This previously made comment was only partially addressed for Lot 1D on the resubmittal and not addressed at all for Lot 1C.

2. DEDICATION PARAGRAPHS. Include the following dedication language on the plat:

- EASEMENTS. Replace the general utility easment dedication paragraph with the City's standard dedication language that follows: "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, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. 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 easement herein granted.

- BUILDING LINES. Add the following building line dedication paragraph: "Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line."

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

1. Stream buffer should be clarified on the plans. Suggest the following: add notation arrows to clarify the limits on the west and east side, revise the linetype and legend, or both. As shown, the dashed on the east side of stream is not defined. Please revise as appropriate.

GIS Review	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	
