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DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Monday, July 03, 2023

**To:**

**Engineer:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023150

**Application Type:** Minor Plat

**Application Name:** Colbern Ridge, Lot 3

**Location:**

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**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:

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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**DEVELOPMENT SERVICES**

1. There is a typo in the easement dedication paragraph. It should read in part "...Section 527.188 RSMo. (2006)..."
2. Please update the city signature block to reflect Joshua Johnson, AICP, Director of Development Services.

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

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1. General utility easement(s) appear to be warranted along the west property boundary of Lot 3 since the subdivision of this property will leave the remaining lots to the west landlocked and unable to access the public water main. Please dedicate additional general utility easement along the west property line of Lot 3 to eliminate this issue.
2. The existing sanitary sewer easement is shown too narrow. The City requires a minimum of twice the depth of the sanitary sewer line assuming the sanitary sewer line is centered within the easement. Please show the location of the sanitary sewer line for the review copy, and delete on the final version. We will need to verify the sanitary line is centered within the easement, has enough width, and if not centered, sufficient width is dedicated on either side of the sanitary sewer line. Please evaluate and revise as appropriate.
3. The water main along the west property line of Lot 3 was not shown for the review copy, and hence no determination could be made whether the easement width or geometry is sufficient. Please see above comments related to assumptions such as being centered within the easement. We will need a minimum of twice the depth of the water main for the width of any additional easement needed. Please evaluate and revise as appropriate.
4. A general utility easement of minimum 15 feet width should be shown along the cul-de-sac bulb. Please revise.
5. An access easement is defined in the dedication language, but does not appear to be shown on the plat. Please evaluate and revise as appropriate.
6. The sidewalk note specifies sidewalk to be installed with Lot 1, which is not defined on this plat? Please evaluate, and review Planning comments for further information on the sidewalk definition on the plat.

<b>GIS Review</b>	Kathy Kraemer	GIS Technician	No Comments
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**DEVELOPMENT SERVICES**

(816) 969-1277

Kathy.Kraemer@cityofls.net

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