

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, July 17, 2023

To:

Property Owner: CITY OF LEES SUMMIT Email:

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023174

Application Type: Minor Plat

Application Name: Streets of West Pryor, Lots 4-A & 5-A

Location: 2070 NW LOWENSTEIN DR, LEES SUMMIT, MO 640812060 NW
LOWENSTEIN DR, LEES SUMMIT, MO 64081

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.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. SCALE. The bar scale on the drawing is incorrect. The drawing is 30' scale, not 20' scale. Revise.

2. PROPERTY LINE LABEL. There is an errant label of 63.24' along the property line for Lot 4-A along the NW Lowenstein Dr curve below the label for the 30' setback and U/E. Remove this errant label.

3. SIDEWALKS. Add and label the 5' sidewalk along the NW Lowenstein Dr frontage of both lots.

4. EASEMENTS.

- Include the dedication paragraph from the original plat that defines and establishes the P.C.A.E. that runs adjacent to the subject lots.

- There is a label that reads "12' U.E. BY PLAT" on the west side of Lot 4-A. Is this intended to indicate that a new 12' U.E. is being dedicated via the subject plat or that there is an existing 12' U.E.? In the area there is an existing 30' U.E. along the street frontage; an existing 20' U.E. coming in from the NW; and a portion of an existing 38' S.E. also coming in from the NW. It seems that is label is included in error. Remove if not needed or clarify the need for a new easement and its limits.

5. CITY SIGNATURE BLOCK. Revise the plat title included in the approval paragraph above the City signature lines so it only reads, "Streets of West Pryor, Lots 4-A and 5-A".

6. ADDRESSES. Label the following lots with their respective addresses: Lot 4-A -- 2060 NW Lowenstein Dr; and Lot 5-A -- 2070 NW Lowenstein Dr.

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

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1. Please be consistent with the plan call-outs, legend and the notes. For example, use U/E or U.E.
2. Add S.E. and P.C.A.E. to the Legend. Also, be consistent with S.E. or SE.
3. Please add document numbers for existng easements.

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