

Minor Plat Applicant's Letter

Date: Wednesday, July 26, 2023

To:

Property Owner: TOWNSEND SUMMIT LLC Email:

Applicant: TOWNSEND SUMMIT LLC Email:

Engineer/Surveyor: OLSSON ASSOCIATES Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023183

Application Type: Minor Plat

Application Name: Lots 1A & 1B, Summit Innovation Center - 1st Plat

Location: 1221 NW WARD RD, LEES SUMMIT, MO 64086
1151 NW WARD 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).

DEVELOPMENT SERVICES

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	Senior Planner Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

1. PLAT TITLE.
 - To follow the City's plat naming convention, revise the plat title to read, "Summit Innovation Center, Lots 1A & 1B". Update all plat title references used throughout the drawing to reflect the revised title.
 - Correct the spelling of Summit in the plat title. It is misspelled as "Summiit".
2. EASEMENTS. Show the existing 10' U/E that runs along the western boundary of the original Lot 1 of Summit Innovation Center.
3. SIDEWALK/MULTI-USE TRAIL. Show and label the 10' multi-use trail along the NW Ward Rd frontage.
4. BUILDING LINE. Add a 15' building line along the NW Ward Rd frontage of both lots.
5. ACCESS EASEMENT.
 - There are duplicate easement dedications notes/paragraphs on both plat sheets. Dedications are made as Surveyor Note #4 and then there is a separate dedication note immediately beneath it. Remove one of the redundant dedications on each sheet.
 - The ingress/egress dedication note shall define to whom the access easement is dedicated.
6. CITY SIGNATURE BLOCK. Remove the Mayor's signature line from both plat sheets and add a signature line for the Jackson County GIS Department.
7. ADDRESSES. Add the following addresses to their respective lots: Lot 1A - 1201 NW Ward Rd; and Lot 2A - 1151 NW Ward Rd.

DEVELOPMENT SERVICES

8. DEDICATION PARAGRAPHS. Add the following standard dedication paragraphs to the plat:

- Dedication. The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as (insert plat title).

- Building Lines. 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.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	No Comments
---------------------------	--------------------------------------	--	-------------

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

1. The distance on C1 in the curve table should be 602.44