

Minor Plat Applicant's Letter

Date: Tuesday, August 15, 2023

To:

Property Owner: HUFF CARL E & ALTHEA J Email:

Engineer/Surveyor: ENGINEERING
SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2023102

Application Type: Minor Plat

Application Name: BAYBERRY LOTS 1000-1002, MINOR PLAT

Location: 650 SE BAYBERRY LN, 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).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire	Senior Planner	No Comments
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(816) 969-1237 Shannon.McGuire@cityofls.net

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

1. Since Lot 1002 will be under one ownership, the public sanitary line serving only that property will be designated a private sanitary line from the first manhole entering Lot 1002 to the termination of that line. The public sanitary line that goes northwest from Lot 1000 into Lot 1002 will also be designated as a private sanitary line. The City will still need access to the manholes where these private lines begin. Please vacate the existing sanitary easements accordingly.

Fire Review	Jim Eden	Assistant Chief	Not Required
	(816) 969-1303	Jim.Eden@cityofls.net	

Traffic Review	Erin Ralovo		Not Required
		Erin.Ravolo@cityofls.net	

Building Codes Review	Joe Frogge	Plans Examiner	Not Required
	(816) 969-1241	Joe.Frogge@cityofls.net	

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

1. The bearing at appx the northeast corner is in correct. It should be SE and not NE.
2. It is confusing what is to be platted here, and I believe the legal is incorrect.

Strictly per the legal description, this plat consists of the building and property at 688 SE Bayberry, 650 SE Bayberry, the empty area addressed as 626 SE Bayberry, and all of the properties at 900-922 SE Hampton Ct.

According to the plat name, there are 3 lots: 1000, 1001, and 1002. If that is what's being platted, then the legal description is incorrect because it has those 3 exceptions, which look like they're actually

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being combined into lot 1002 (plus the fact that the legal includes all those properties on Hampton Ct, and that is not reflected in lot 1002).

If it's only lots 1000 and 1001 that are being platted then it's advisable to use metes and bounds as a description, since the legal is incorrect for that as well.