

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, October 02, 2023

To:

Property Owner: 150 HIGHWAY LEES
SUMMIT LLC

Email:

Applicant: Garrett Fugate

Email: garrett@christiedev.com

Other: Sam Malinowsky

Email: smcivilengr@gmail.com

Engineer/Surveyor: SBB Engineering, LLC

Email: jeff.laubach@sbbeng.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023025

Application Type: Minor Plat

Application Name: Arborwalk West

Location: 3640 SW ARBORIDGE DR, LEES SUMMIT, MO 64082

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:

Required Corrections:

Planning Review	Shannon McGuire	Senior Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please provide a completed application form with signature.
2. Please provide a completed ownership Affidavit form with signature.
3. This is a Minor Plat, please remove "Final Plat" from the title and replace it with "Minor Plat."
4. Upon resubmittal do not resubmit the Preliminary Plat sheet.
5. Please provide more detail in the Location Map, i.e. major cross streets.
6. The proposed name of the subdivision shall include the lot #'s. "Arborwalk West Addition, Lots 1-3".
7. Is "Block 'A' establishing a common area tract? If so it needs to be labeled as a Tract rather than a Block.
8. It is hard to read the proposed lot lines. Please increase the weight of the proposed lot lines.
9. Please label Lot 2 with its street number 1660 SW M 150 Hwy.
10. Sidewalks are required along the eastern property boundary. Please show the required sidewalk.
11. The easement dedication paragraph is insufficient. All Utilities Easements must be dedicated to someone and defined as to their use. Utility easement dedication should read as follows: "An easement 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 Easement" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. The 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 easements herein granted.

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12. You have labeled various access easements but have not provided a dedication for them. All easements must be defined as to who it is dedicated to and the uses allowed. Typical access easement language is as follows "An easement to provide for access to and from lots 1, 2 & 3 is hereby established as shown on the plat and designated as Access Easement (A.E.). Said easement is for the mutual benefit of the present and future owners, their mortgagees, tenants, business invitees and any emergency vehicles, equipment and personnel."

13. You must dedicate and define the Storm Sewer Easement and the Sanitary Sewer Easement.

14. The City certification should read as follows "This is to certify that the Minor Plat of "Plat Name" was submitted to and duly approved by the City of Lee's Summit Missouri, pursuant to Chapter 33, the Unified Development Ordinance of the City of Lee's Summit Code of Ordinances."

Engineering Review	Sue Pyles, P.E.	Development Engineering	Corrections
	(816) 969-1245	Manager	
		Sue.Pyles@cityofls.net	

1. The storm sewer easement along the east property line don't match submitted storm sewer alignment. Please revise accordingly.

2. The sanitary sewer along the west property line is supposed to be in a private easement. Please revise accordingly.

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

1. The dwg and the legal should match. Between coordinates 4 and 5, the length is listed as 18.91 for both chord and arc on the dwg, but the legal calls out 18.89 for both

2. The bearing on the dwg does not match the legal. Between coord 5 and 6, legal calls out S24-25-57E, but dwg is S24-24-57E.

3. Legal and dwg don't match: just before coord 10, dwg lists 82.39 length, legal says 82.42

4. Just after coord 10, the distance on dwg is 43.74 but legal calls out 43.71

