

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, November 01, 2023

To:

Property Owner: CITY OF LEES SUMMIT Email:

Web Registered User: Matthew J Schlicht Email: MSCHLICHT@ES-KC.COM

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

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

Review Contact: MATT SCHLICHT Email: MSCHLICHT@ES-KC.COM

From: Grant White,

Re:

Application Number: PL2023284

Application Type: Minor Plat

Application Name: Streets of West Pryor Lots 13-A and 14-A Minor Plat

Location: 1030 NW PRYOR RD, LEES SUMMIT, MO 64081
1020 NW PRYOR RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

All Planning application 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 multi-page Portable Document Format (PDF).

DEVELOPMENT SERVICES

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

1. APPLICATION. Submit a completed and signed minor plat application and ownership authorization form.

2. RIGHT-OF-WAY. Label the I-470 right-of-way and width (variable width).

3. RESTRICTED ACCESS. Add a note to both lots indicating that no direct access onto the I-470 right-of-way is allowed.

4. EASEMENTS.

- The plat appears to show an existing "Evergy Esmt" along the north property lines of both lots, or is the intent to dedicate said easement to Evergy as part of this plat? If existing, list the recording document # information by which it was dedicated.

If the easement is intended to be dedicate to Evergy via the subject plat, then include the appropriate language dedicating said easement to Evergy for their exclusive use.

- The new easement for the relocated sanitary sewer line has a label the reads "Utility Easement Doc. No." Will the new easement be dedicated by separate document or via the subject plat? If by this plat, then "Doc. No." can be removed from this drawing. If by separate document, fill in the recording document information. Also, change the label of "Utility Easement" to "Sanitary Sewer Easement" or "S.E." as described under the Sanitary Sewer Easement dedication paragraph included on the subject plat. It is my understanding that the City wants this easement to be a specific sanitary sewer easement rather than a general utility easement as currently labeled.

Also, identify and call out the portion of the existing sanitary sewer easement that will be vacated by separate application.

DEVELOPMENT SERVICES

5. DIMENSIONS. The two listed lot line dimensions (264.88' and 52.32') east of Coordinate Point #5 for the reconfigured lots have not been updated from the original configuration. Revise.

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

1. Please include the entire easement description and document number for the 15' Private Waterline.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
-----------------------	---	-------------

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	--	-------------

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

1. Dimension of line between coor 5 and 1 is incorrect. it is not 52.32 but closer to 69.75