

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, December 20, 2023

**To:**

**Property Owner:** JR COLLEGE DISTRICT OF    Email:  
METROPOLITAN KCMO

**Applicant:** LEES SUMMIT PARKS AND REC    Email:

: <NO CONTACT NAME AVAILABLE>    Email:

**Property Owner:** CITY OF LEES SUMMIT    Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023336

**Application Type:** Minor Plat

**Application Name:** METROPOLITAN COMUNITY COLLAGES - LONVIEW CAMPUS

**Location:** 3801 SW LONGVIEW RD, LEES SUMMIT, MO 64081500 SW LONGVIEW  
RD, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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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).

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- 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:

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

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1. The application needs to be signed by the applicant.
2. As proposed, the proposed lot will be landlocked with no access to ROW or a private road. Please expand the boundaries of the proposed plat to include the lot addressed 3801 SW LONGVIEW RD (63-600-01-08-00-0-00-000).
3. Subdivision Name - Please title this plat with a proposed name of the subdivision the does not duplicate or closely approximate the name of any existing subdivision.
4. Vicinity Map – The vicinity map should include a north arrow.
5. Coordinates – Please provide the coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
6. Total Acreage – Please label the plat with the total acreage of the proposed subdivision.
7. Area – Label the area in square feet for each lot, parcel, or tract
8. Oil & gas wells – Please show the location of all oil and/or gas wells. If none are present please add a note stating so and cite your source of information.
9. Easements – Please show the Location, purpose and width of all existing and proposed easements. Existing easements shall include references to the recorded document number, including book and page if any.
10. Signature Blocks - Signature Blocks for the following certifications, with the corresponding name typed, printed or stamped beneath the signature:
  - Signature of the owner or owners and;

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- Notary public.

11. City officials – Please provide a certificate of approval to be signed and dated by City Clerk, Trisha Fowler Arcuri; City Engineer, George M. Binger III, P.E.; Director of Development Services, Joshua Johnson AICP; and Jackson County Assessor Office.

12. Dedication Paragraphs - Statements dedicating and defining all easements, streets, sidewalks, alleys and other public areas. Language shall be added to every plat in which an easement is dedicated, stating that 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.

13. Drainage Notes - Notes shall be included on the plat specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

14. Please label the proposed plat with the street address, 3801 SW LONGVIEW RD.

15. Please remove all existing structures, physical improvements, and vegetation labels from the plat drawing.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. This is not a plat. I can verify the traverse does close, but that will be all I can do with this survey.