

Minor Plat Applicant's Letter

Date: Wednesday, January 31, 2024

To:

Property Owner: THE UNITED METHODIST Email:
CHURCH OF LEES SUMM

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

From: Scott Ready, Project Manager

Re:

Application Number: PL2024012

Application Type: Minor Plat

Application Name: The Summit, Lots 1 - 3

Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

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	Corrections
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DEVELOPMENT SERVICES

(816) 969-1237

Shannon.McGuire@cityofls.net

1. Please provide executed application and Ownership Affidavit forms.
2. Lots created or resulting from a minor plat shall meet or exceed the minimum lot size requirements of the individual zoning district in which they are located. Lot 2 may not be subdivided as proposed. The current zoning of the property is AG. The minimum lot size for the AG zoning district is 10.0 acres. As proposed the lot is only 2.0 acres. Lot 2 will need to be rezoned to a zoning district that will accommodate a smaller minimum lot size, or the proposed lot lines need to be adjusted to meet the 10.0 acre minimum.
3. Please remove the existing physical improvements (building, driveways, parking lots, etc.) from the plat drawing.
4. Please each lot with its respective street address;
 - Lot 1 – 3381 NW Chipman Rd
 - Lot 2 – 3350 NW Ashurst Dr
 - Lot 3 – 3301 NW Ashurst Dr
5. Please provide a vicinity map with north arrow indicating the location of the property within the City.
6. Please label the total acreage of the proposed subdivision.
7. Sidewalks are required adjacent to the View High Dr, NW Chipman Rd and NW Ashurst Dr (both sides). Please show the location and width of existing and proposed sidewalks.
8. There are dashed lines that run parallel to the ROW of Ashurst and along the east property line. I assume these are easements but they are unlabeled. Please label all easements as to what their purpose is.
9. You have a note defining a “Public Common Area Easement” but none are shown on the plat drawing. If this note is not needed please remove it.
10. Future FYI. When the north/south road is installed on lot one, this will create a situation where any monument signs along the west side of the future road become “offsite”. Offsite signs are prohibited. Please keep this in mind when planning for the future.

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Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. Please use the standard language for an exclusive sanitary sewer easement as follows: "Sanitary Sewer Easement: A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."
2. In regard to the above language, are there any easements on this plat where an exclusive sanitary sewer easement is being dedicated? If not, please delete on the dedication language.
3. Define in the dedication portion of the plat who is responsible for maintenance of the two (2) detention basins. The standard language is as follows: "All storm water detention facilities to be located on Lot 1 shall be owned and maintained by the property owner of Lot 1. These stormwater detention facilities shall be inspected by the owner on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code."
4. General utility easements along the street frontage of Ashurst Dr. and View High Dr. are required. Minimum width is ten (10) feet. Please revise.
5. Linework for the existing gas easement is discontinuous along the west side of the plat, and missing entirely along the west side of Lot 3. Please evaluate and revise as appropriate.

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6. Water line extension plans are required prior to approval of this plat. Please submit separate plans for the water line extension from the existing end-of-line on Ashurst Dr., to the 12 inch main on View High Dr.
7. A "Public Common Area Easement" is defined on the dedication language, but it does not appear there are any such easements on the plat. If not, please remove any reference to these easements.
8. The east side of Lot 2 should show a minimum ten (10) foot general utility easement to accommodate the future right of way. Please revise.
9. A minimum ten (10) foot general utility easement is required along the north side of Lot 1 along the entire Chipman Rd. frontage. Please revise.
10. On the final mylars, please leave the outline of the two (2) detention basins on the plat for future reference. Please remove all other features such as buildings, utilities, and pavement.
11. Sidewalks appear to be missing from the plat. Please see Planning comments related to sidewalks.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Overall dimensions don't add up correctly on the east plat line: $534.78 + 60.52 + 824.59 = 1419.89$ but there are 2 dimensions there, 1420.09 and 1449.89
2. There are 2 dimensions listed on the south plat line. One overshoots the plat boundary and the other is about 15 ft too short and doesn't hit state plane coord #3
3. The west plat line is incorrect; while the lot dimensions add up correctly, the plat line overshoots the boundary at coord 4 and does not hit state plane coordinate.

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4. Due to errors and imprecise language of the historical legal, it is preferable to describe this property by metes and bounds. It is fine to leave these historical descriptions, but followed by "more particularly described as follows" and then the metes and bounds.
5. Ownership at JaCo is The United Methodist Church of Lees Summit and not Summit Church. Please revise