
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, May 21, 2024

To:

Property Owner: DIANA R GRONBERG
TRUST DATED 04-23-2002

Email:

Applicant: Diana Gronberg

Email: dianagronberg@gmail.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024111

Application Type: Minor Plat

Application Name: Lot 13A, Calloway Heights

Location: 1502 NE HARDAGE CIR, LEES SUMMIT, MO 64086

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	Hector Soto Jr.	Senior Planner	Corrections
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DEVELOPMENT SERVICES

(816) 969-1238 Hector.Soto@cityofls.net

1. OIL AND GAS WELLS. Add a note to the plat regarding the presence of any active, inactive or capped oil or gas wells on the property. Cite the source of information used to make the determination. MoDNR keeps a database of wells that can be used and cited to make this determination.
2. BUILDING LINE. 1) Add a 30' building line along the NE Hardage Cir street frontage and a 25' building line along the NE Todd George Rd street frontage. 2) Add a building line dedication paragraph using the City's standard language found under UDO Section 7.140.
3. VICINITY MAP. Correct the naming of the street in the vicinity map from "Colburn" to "Colbern".
4. SIGNATURE BLOCK. 1) Add a signature line for the Jackson County Assessor/GIS Dept. 2) Revise the end of the approval language immediately above the City signature lines so that the verbiage after the plat name reads as follows: "...was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
5. DEDICATION PARAGRAPH. Add the following verbiage to the plat: "Dedication: The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and property shall hereafter be known as (enter plat name)."
6. PHYSICAL IMPROVEMENTS. Remove the improvements (e.g. the existing house and fence) from the final version of the plat that will be submitted for signatures.
7. ADDRESS. Label the lot with its address of 1502 NE Hardage Cir.

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

1. Please add the 10 foot wide utility easement along NE Todd George Road and NE Hardage Circle that must be dedicated within this plat.

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

Fire Review	Jim Eden	Assistant Chief	Not Required
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(816) 969-1303

Jim.Eden@cityofls.net

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments