

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, June 28, 2024

To:

Property Owner: WI PRYOR CROSSING LLC Email:

Applicant: WI PRYOR CROSSING LLC Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024152

Application Type: Minor Plat

Application Name: Harriett Hill 2nd Plat

Location: 1424 NW PRYOR RD, LEES SUMMIT, MO 64081
1450 NW PRYOR 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:

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Planning Review

Claire Byers

(816) 969-1242

Claire.Byers@cityofls.net

Corrections

1. Relabel Tract A to Lot 3.
2. Retitle to "Harriet Hill 2nd Plat, Lots 1-3"
"a replat of Harriett Hill, Lots 1-3"
3. Remove bottom left block entirely; minor plats are not approved by Ordinance.

"This is to certify...by Ordinance No. ____"
4. Remove signature lines for the Mayor and Planning Commission Secretary. Revise City Clerk name to "Trisha Fowler Arcuri" and the City Engineer name to "George M. Binger III, PE"
5. Revise colors/fonts to be less distracted
6. Label existing lot lines (dashed lines) and make them less bold/dark to de-emphasize.
7. For Site Location map: aerals do not print well, please revise to line drawing instead and change colors. Highlight the boundaries of all 3 lots instead of just lot being rezoned.
8. From Minor Plat Application Checklist B.4. Coordinates, please add 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.
9. From Minor Plat Application B.18. Dedication Paragraphs
, incorporate any missing language "Statements dedicating 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."
10. From Minor Plat Application B.9. Oil & gas wells, add the location of any oil and/or gas wells, if any, based on available information. If none present, add a statement and site source.
11. Do not need to include gross and net sf, just need to show the total sf of each lot.

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12. From Minor Plat Application checklist: B.20. 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"

13. Typo in easement statement "maintain of to authorize the location"

14. Property boundary along NW Pryor Rd does not match what is shown on rezoning map. Confirm pink boundary line is showing property line correctly on both graphics.

15. Add addresses to Minor Plat. Address numbers have been updated: Lot 1 is now 1424, Lot 2 stays as 1450, and Tract A/now Lot 3 is 1352 NW Pryor Rd.

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

1. Please field survey and show in a separate drawing the location of the water service from the water main to the residences and the septic service to the residences. All elements of the septic systems must be shown, including tanks, pipes, pumps, lateral fields, lagoons, etc.

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| 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 Plat Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | Corrections |
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1. Since part of the plat contains public roadway, please add some verbiage to the effect of "except that part in the established public ROW" to the property description.