

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, February 12, 2025

To:

Property Owner: DOUGLAS STATION
PARTNERS LLC

Email:

Web Registered User: Matthew J Schlicht

Email: MSCHLICHT@ES-KC.COM

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Review Contact: Matthew J Schlicht

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024269

Application Type: Minor Plat

Application Name: Douglas Station Lot 1

Location: 1141 NW SLOAN ST, LEES SUMMIT, MO 64086

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

DEVELOPMENT SERVICES

Review Status:

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. VACATION OF RIGHT-OF-WAY. The associated vacation of right-of-way application (Appl. #PL2024-093) shall complete the approval process and have the approving ordinance recorded with the County prior to approval of the minor plat. The recording information shall be added to the plat.

Staff is tentatively targeting the March 13, 2025, Planning Commission meeting for the initial public hearing for the requested vacation of right-of-way. The subsequent City Council meeting dates would tentatively be scheduled for April 8, 2025, and April 15, 2025, for the public hearing and second ordinance reading, respectively.

2. SIDEWALKS. Extend the linework representing the existing 5' sidewalk along SW Main St to the southern boundary of the proposed lot.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. No easements are dedicated by this plat because you are defining "utility easement" as "U/E", and the plat shows "U.E.". Ensure all easement callouts on the plat match what is shown on the dedication language. Correction required.

2. Southwest corner of the plat shows an easement that is tapered. This easement should be ten (10) feet minimum and not tapered. Correction required.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Your POB is wrong. You reference it, but do not actually incorporate the 4.22 ROW that was given to LSMO on Doc 2022E0005322.

The coordinates before the 4.22 ROW was taken indicate N:306934.462m E:860131.444m which is almost your exact coordinate there.

It's expected, then, to be off on the X coordinate, and it is....coordinate is closer to 860132.726m, which is 1.287m, which, converts to 4.22

Please factor in the ROW of 4.22 and adjust your coordinate. Also double check the traverse because starting 4.22 ft off affects the plat lines, and the bearings on the ROW doc don't match the plat.

2. Plat does not close. Off by ~3ft.

3. Please put all plat dimensions on the outside of the plat, and lot dimensions inside the lot lines. The one near coordinate 4 is missing the plat dimension.