

PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Friday, March 06, 2015

To:

Property Owner: LBC DEVELOPMENT CORP Email: Fax #: <NO FAX NUMBER>

Applicant: SILVERTREE COMPANIES Email: Fax #: (573) 447-8039
 JBURCHFIELD@SILVERTREECO.COM

Engineer: LADWIG & ASSOCIATES, LLC Email: Fax #: <NO FAX NUMBER>
 BRANTLUDWIG@HOTMAIL.COM

From: Ron Seyl, Planner

Re:

Application Number: PL2015021

Application Type: Minor Plat

Application Name: I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 3A

Location: 2821 NE MCBAINE DR, LEES SUMMIT, MO 640642801 NE MCBAINE DR, LEES
 SUMMIT, MO 64064

Review Status:

Corrections required. Resubmit two (2) copies of the minor plat (folded to 8-½"x11") with the following corrections.

Required Corrections:

Planning Review	Ron Seyl	Planner	Corrections
	(816) 969-1603	Ron.Seyl@cityofls.net	

1. In the City Engineer Signature Block, revise to read: "George M. Binger III, PE., City Engineer."
2. In reference to the Plat "I-470 Business and Technology Center, Lots 1 -22 and Tracts A and B," there are "Development Standards and Allowable Uses" that are referred to on that Plat. This language needs to be included on the subject minor plat.

Engineering Review	Gene Williams	Senior Staff Engineer	Corrections
	(816) 969-1812	Gene.Williams@cityofls.net	

1. Please change the signature block for the City Engineer to read "George M. Binger III, P.E., City Engineer."
2. Please revise the "DRAINAGE NOTE" (in bold) which states that "...individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer."

PLANNING AND DEVELOPMENT

3. Please add a statement concerning the investigation into whether abandoned oil and/or gas wells exist on the site. Please be advised that a statement such as "...there is no visible evidence of abandoned oil and gas wells on the site" is not sufficient to meet this requirement. The Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey maintains a web-based database of abandoned oil and gas wells, and the City has in its possession a report entitled "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri" by Edward Alton May, Jr., P.E., 1995 which may be examined at City Hall. If using the report, it may be examined during normal business hours at the Development Center.

4. Please show existing City-owned utilities within the plat boundary (i.e., sanitary sewer, water, and storm). This is needed to determine whether additional easement width or other adjustment is necessary. The final mylar copies, however, should have the utilities removed.

5. Is there a cross-access easement for the property to the south?