
PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Friday, April 25, 2014

To:

Property Owner: LBC DEVELOPMENT CORP

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014045

Application Type: Minor Plat

Application Name: I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 1A

Location: 820 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064800 NE JONES
INDUSTRIAL DR, LEES SUMMIT, MO 64064

Review Status:

Required Corrections:

Planning Review

Corrections

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1. Just to confirm, the address for Lot1A shall be 800 NE Jones Industrial Drive.
 2. Remove the note indicating the existing platted 15' Easement (the easement coming of the bulb of the cu-de-sac), will be vacated by separate document. It was determined this easement is needed for sanitary sewer connections.
 3. Revise Robert McKay's signature block to read: Director of Planning and Codes Administration.
 4. Label the existing 5-foot sidewalk along Independence Ave. Provide a 5-foot sidewalk along Jones Industrial Drive.
 5. The previous plat of these lots indicated a 10' UE on the rear of the properties (north side of properties) and a 20' UE on the western portion of the old Lot 1. A 20' B/L was also shown along the western portion of old Lot 1 and a 15' B/L was shown along Jones Industrial Drive. Please revise accordingly or explain the need for the changes.
 6. In the previous plat a special note * indicating Lot 1 had restricted access to Independence Avenue. Please address this on the re-plat.

For example: Lot 1A is NOT allowed access to NE Independence Avenue.

7. In the ownership signature block the owner's name is not listed, please provide this information.

8. Revise the year in the Notary paragraph.

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9. Revise the vicinity/location map to add additional detail of the property location within the City of Lee's Summit.
10. The Floodplain note doesn't have the Map number for this location. Please insert the information.
11. What is the width of the Easement labeled as City of Independence?
12. What is the width and limits of the MoDot Easement.
13. The Sanitary easement shown on the eastern limits of the plat is actual a 10-foot Electric easement per the previous plat.
14. It seems there is excessive language in the Building line dedication. The words (or alley should be removed and everything after right of way line could be removed.
15. Show the width and the limits of the 20-foot sanitary easement on the front building line area. Also show the limits and width deminsion of the 70-foot KCPL easement.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add the FIRM map number to the Floodplain note.
2. Please change the Drainage Note to reflect "...on the Lot" rather than Lots.
3. The plat shows a City of Independence easement along Independence Avenue. Is this a typographical error?
4. Please clarify the locations of all easements along NE Jones Industrial Drive. It is difficult to determine the extent of each.
5. Please confirm the existence of the MoDOT easement. Is this a typographical error?