

PLANNING AND DEVELOPMENT

**Minor Plat
Applicant's Letter**

Date: Thursday, October 05, 2017

To:

Property Owner: MARION RIDGE SAFETY STORAGE LLC Email:
Fax #: <NO FAX NUMBER>

Applicant: LSMBO OWNER, LLC (TIM BREECE) Email: TIM.BREECE@TDCAPTIALI.COM
Fax #: <NO FAX NUMBER>

Engineer: SHAFER KLINE & WARREN INC Email: JON.BOREN@SKW-INC.COM
Fax #: (913) 888-7868

Other: ACI BOLAND Email: mhunter@aci-boland.com
Fax #: (816) 763-9757

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2017209

Application Type: Minor Plat

Application Name: LEE'S SUMMIT SURGICAL CENTER - LOT 1

Location: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

Review Status:

Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11") and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections.

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Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Correct the title to read "Minor" Plat, not "Final".
2. Correct certification paragraph to read as follows: "This is to certify that the minor plat of "Lee's Summit Surgical Center -- Lot 1" was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to the Unified Development Ordinance No. 5209:"
3. Remove extra signature block lines that were intended for the Mayor and Planning Commission Secretary and are not needed for a minor plat.
4. It is staff's preference to either have the easement removed from the plat once vacated or have a note indicating the Instrument number for the easement once vacated.
5. Add the following address to the plat:
2861 NE Independence Avenue.
6. Remove the waiver of rights of easement restoration above the property owner signature. It duplicates language already in the easement dedication paragraph.
7. To maintain consistency in lot numbering and plat titles within the development, the lot shall be renumbered 15A; the plat title shall be revised as "I-470 Business and Technology Center".
8. Show and label the existing sidewalk along NE Independence Avenue. Provide a 5' sidewalk along NE Jones Industrial Drive and NE McBaine Drive.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include Drainage Note: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lot unless specific application is made and approved by the City Engineer.
2. Include location of any oil and/or gas wells, if any, or include a note indicating none are known to exist on the property, based on available information

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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|--|--------|---------|---------|
| 1. Current parcel(s) owner listed with JaCo as | Need | control | points. |
| | MARION | RIDGE | STORAGE |
| | | SAFETY | |

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Owner listed on plat as LSMOB.

Closure good.