

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, June 25, 2019

**To:**

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

**Applicant:** LBC DEVELOPMENT CORP Email:  
Fax #: <NO FAX NUMBER>

**Engineer:** CROCKETT ENGINEERING Email: JEILER@CROCKETTENGINEERING.COM  
CONSULTANTS Fax #: <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019201

**Application Type:** Minor Plat

**Application Name:** STROTHER CROSSING

**Location:** 2931 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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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:**

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**DEVELOPMENT SERVICES**

Corrections required: Resubmit two (2) paper copies of the minor plat (folded to 8-½"x11"), two (2) copies of the comment response letter, and 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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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**1. PLAT TITLE.**

- Change the label above the plat title from "Administrative Plat" to "Minor Plat".
- Revise the plat title to read, Strother Crossing, Lots 4A-4C. Reflect the change throughout the plat as necessary wherever the plat title is referenced.

**2. ADDRESSES.** Label the following lots with their respective addresses: 4A - 2931; 4B - 2951; and 4C - 2911.

**3. BUILDING LINES.** Show and label the 20' building line along the I-470 frontage of all three proposed lots.

**4. CONTACT INFORMATION.** Add the name and address of the developer to the plat.

**5. LEGAL DESCRIPTION.** The legal under the plat title reads that this is "a replat of part of Lot 4...". This is a replat of ALL of Lot 4. Revise.

**6. STATE PLAN COORDINATES.** Label the coordinates for all of the plat corners.

**7. DISTANCES AND DIRECTIONS.** None of the bearings labeled for the plat's outer boundaries (original Lot 4) match those on the existing recorded plat. Add the bearings from the original plat to the new plat and label those bearings as (Plat).

**8. OIL AND GAS WELLS.** Add a note to the plat regarding the presence or absence of any active, inactive or capped oil or gas wells within the plat boundaries. Cite the source of the well information. MoDNR has an online oil and gas well database that can be used as an information source.

**9. SIDEWALKS.**

- Show and label the existing 10' sidewalk along the NE Strother Rd frontage of Lot 4B.
- Add a 5' sidewalk along the NE Independence Ave frontage of Lot 4C.

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**DEVELOPMENT SERVICES**

10. RIGHT-OF-WAY WIDTH. Label I-470 as having a variable right-of-width (R/W varies).

11. CITY SIGNATURE BLOCK. The signature block and approval certification paragraph above the signature lines are those of a final plat, not a minor plat.

- Revise the approval certification to read, "This is to certify that the minor plat of (name of plat) was submitted to and duly approved pursuant to Chapter 33, Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
- Change the signature line for Robert McKay to read, "Ryan A. Elam, PE". Also change the department name/title to read, "Director of Development Services Department".
- Change the City Clerk's name to Trisha Fowler Arcuri.
- Delete the signature line for the Secretary.

12. DEDICATION PARAGRAPHS. Add the standard dedication paragraphs found in the sample under Section 7.140.B.21 of the UDO, with the exception of the "Streets" and "Common Area" paragraphs.

<b>Engineering Review</b>	Sue Pyles	Senior Staff Engineer	Corrections
	(816) 969-1245	Sue.Pyles@cityofls.net	

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1. Show location of all oil/gas wells, or indicate none are present, and cite the source.
2. Remove ""Covered By The Master Drainage Plan" from Note #5.
3. Include the easement boundary line between the utility and electrical easements along the north property line.
4. Include easement dimensions.
5. It appears there is a small section of Sanitary Sewer easement at the SW corner of the plat.
6. Include easement dedications for all types of proposed easements.

<b>GIS Review</b>	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

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1. State plane coordinates are missing on the plat corners.