

**Minor Plat
Applicant's Letter**

Date: Tuesday, July 09, 2019

To:

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

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

Engineer: QUIST ENGINEERING INC Email: RWALQUIST@QUISTENGINEERING.COM
Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019223

Application Type: Minor Plat

Application Name: I 470 Business and Technology Center Lot 13A

Location: 2720 NE MCBAINE DR, LEES SUMMIT, MO 640642721 NE
INDEPENDENCE AVE, LEES SUMMIT, MO 640642700 NE MCBAINE DR,
LEES SUMMIT, MO 640642701 NE INDEPENDENCE AVE, LEES SUMMIT,
MO 64064

Electronic Plans for Resubmittal

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).

DEVELOPMENT SERVICES

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"), 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLAT TITLE. The plat shall be labeled as "Minor Plat" at the top of the page, accompanied by the plat title underneath it.
2. ADDRESS. Label the lot with its address of 2700 NE McBaine Dr.
3. SIDEWALKS. Extend the 5' sidewalk along NE McBaine across the entire lot's frontage.
4. UTILITY EASEMENT. According to the most recently revised exhibit for the associated vacation of easement application, the 15' x 140' U/E adjacent to the proposed northern property line is to be vacated. Label said easement as "to be vacated".
5. INGRESS/EGRESS EASEMENTS.
 - Label the existing 24' x 50' easements providing shared access from NE Independence Ave as existing and add the recorded plat document number by which they were dedicated.
 - Add the following dedication language for the new 20' x 118.89' ingress/egress access easement at the northwest lot corner: "An easement to provide vehicular access to and from I-470 Business and Technology Center Lots 13A and 15A is hereby established as shown on the plat and designated as 'Ingress/Egress' or (I/E). Said easement is for the mutual benefit of the present and future owners of the lots, their mortgagees, tenants and business invitees."
6. ACCESS RESTRICTION PARAGRAPH. Revise the note to read, "Lot 13A shall only have access to NE Independence Ave at the existing entrances adjacent to the I/E easements shown on this plat."
7. DEVELOPMENT STANDARDS AND ALLOWABLE USES PARAGRAPH. Some of the references in this paragraph are no longer accurate due to changes in the UDO. Please make the following revisions to the paragraph:

DEVELOPMENT SERVICES

- in line 2, change the words "business park" to "commercial services";
- in line 3, change "BP District" to "CS District";
- in line 4, change "PI-1 District" to "PI District";
- in line 5, change "business park" to "commercial services";
- in line 8, change "BP" to "CS"; and
- in line 10, change "PI-1" to "PI".

8. CITY SIGNATURE BLOCK.

- Revise the end of the approval paragraph above the signature lines to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
- Replace Robert McKay's name and department name with the following: Ryan A. Elam, PE, Director of Plan Services.
- Replace Denise Chisum's name with: Trisha Fowler Arcuri.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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