

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, July 22, 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

---

**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).

Please contact Staff with any questions or concerns.

**Review Status:**

---

**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.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|-------------------------------------------------------|-------------|

---

1. PLAT TITLE. The plat title still needs revision. Revise the plat title to read, Strother Crossing, Lots 4A-4C. Reflect this title correction throughout the plat as necessary.
2. GENERAL NOTES. Delete Note #6. It speaks to the required setbacks for the subject property under the standards in effect at this time. However, those standards may or may not continue to be accurate in the future as the City's zoning ordinances change.

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

---

1. As previously requested, remove ""Covered By The Master Drainage Plan" from Note #5.
2. As previously requested, include all easement dimensions.
3. There is a small section of 25' Sanitary Sewer Easement (by Doc. No. 2007E0028468) shown on the current plat (Strother Crossing 1st Plat, Lots 1-4) at the SW corner of the plat. Please include on this plat as previously requested.
4. As previously requested, include easement dedications for all types of proposed easements.

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

---

1. No corrected electronic copy of plat has been submitted, so review cannot be completed.