

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, September 18, 2019

**To:**

**Property Owner:** NEW TKG-STORAGEMART Email:  
PARTNERS PORTFLLC Fax #: <NO FAX NUMBER>

**Applicant:** NEW TKG-STORAGEMART Email:  
PARTNERS PORTFLLC Fax #: <NO FAX NUMBER>

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

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019280

**Application Type:** Minor Plat

**Application Name:** SOUTH M-291 SAFETY MINI STORAGE

**Location:** 3930 SW RAINTREE DR, LEES SUMMIT, MO 640823920 SW M 291 HWY,  
LEES SUMMIT, MO 640823924 SW RAINTREE DR, LEES SUMMIT, MO  
64082

---

**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:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

---

1. The scale is not scaling properly.
2. Revise the Plat title Lot label to 4A rather than 2AB. Revise on the lot as well.
3. When resubmitting, remove the former lot lines.
4. Indicate the area for the lot in square footage as well as in acres.
5. Revise the "approved" dedication paragraph to name the correct plat, please revise the plat to the requested lot # as requested by staff.
6. Provide a note indicating the location of any oil and/or gas wells, if any, based on available information. Provide the source for this determination.
7. Reference SW Raintree Dr. and the appropriate ROW width.
8. Label the 5-foot sidewalk along SW Raintree Dr.
9. The front building line doesn't seem to be reflected accurately (besides not scaling properly).  
  
Is the 50' rear building line and 20' side building line accurate?
10. The previous plat indicated a 15' sanitary sewer easement along the front p/l. Please reference this.

---

**DEVELOPMENT SERVICES**

11. Show and reflect accurately the Little Blue Force Main sewer easement that cuts through the property.

12. How were the access easements previously dedicated? It appears they were dedicated by previous plats. The access easements are no longer needed and one of them will be under a building. Additional discussion is needed to determine best way to remove the easements (i.e quit claim deed or vacation of easement?).

13. Three 10' utility easements are not shown on this plat (please reference plat of record). Staff is aware there is a vacation of UE application going through the process. Please note the currently existing easements and once vacated, note the document #that vacated the easements.

14. Label the address of the lot.

15. Are any new easements being dedicated as part of this plat? If so, the necessary easement language is needed for the plat.

16. Revise the plat dedication (and all other necessary locations), to reflect the revised plat title (lot #).

17. Reference the location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps, with reference to the panel number.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
---------------------------	-----------------------------	---	-------------

---

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

---

1. A review was not completed as an electronic copy of the plat was not submitted. Provide and electronic copy at resubmittal.