



September 24, 2019

Jennifer Thompson, Planner
Development Services
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: Response to the City of Lee's Summit, MO Review for Application Number PL2019280-South M-291 Safety Storage, Plat 4A

1. The scale is not scaling properly. **Revised**
2. Revise the Plat title Lot label to 4A rather than 2AB. Revise on the lot as well. **Revised**
3. When resubmitting, remove the former lot lines. **Revised**
4. Indicate the area for the lot in square footage as well as in acres. **Revised**
5. Revise the "approved" dedication paragraph to name the correct plat, please revise the plat to the requested lot # as requested by staff. **Revised**
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. **Revised**
7. Reference SW Raintree Dr. and the appropriate ROW width. **Revised**
8. Label the 5-foot sidewalk along SW Raintree Dr. **Revised**
9. The front building line doesn't seem to be reflected accurately (besides not scaling properly). **It is correct**
Is the 50' rear building line and 20' side building line accurate? **Revised the 50' rear building line**
10. The previous plat indicated a 15' sanitary sewer easement along the front p/l. Please reference this. **It was there on the submitted plat, but there was no notation. Revised**

11. Show and reflect accurately the Little Blue Force Main sewer easement that cuts through the property. **Inquired and found condemnation case number. Added to the sewer notation. Sewer is accurately plotted.**
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?). **Easements were dedicated by plat. A vacation request is in place at the city.**
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. **Revised**
14. Label the address of the lot. **Revised**
15. Are any new easements being dedicated as part of this plat? If so, the necessary easement language is needed for the plat. **It is my understanding there will be no new easements.**
16. Revise the plat dedication (and all other necessary locations), to reflect the revised plat title (lot #). **Revised**
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. **Revised**

Sincerely,
Crockett Engineering Consultants, LLC



David W. Borden, PLS 2002000244