

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Review**

**Date:** Wednesday, December 31, 2014

**To:**

**Engineer:** ANDERSON SURVEY CO

**Email:**

JSA@ANDERSONSURVEY.COM

**Fax #:** (816) 246-0502

**Applicant:** CITY OF LEES SUMMIT MO

**Email:**

**Fax #:** <NO FAX NUMBER>

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Fax #:** <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2014157

**Application Type:** Minor Plat

**Application Name:** ARNOLD HALL, LOT 1A AND 2

**Location:** 123 SE 3RD ST, LEES SUMMIT, MO 64063

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**Review Status:**

Okay to submit the plat for City signatures with the corrections outlined below. Please make the corrections before submitting the plat for City signatures. Please submit a minimum of three (3) mylars, five (5) paper copies. After recording the documents, return one (1) recorded mylar and one (1) recorded paper to the Department of Planning and Development.

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please include a statement indicating the drainage flow patterns shall not change or be obstructed within the 5 foot easement unless specific application is made and approved by the City Engineer.

2. Please change the definition of the "Access Easement" to include the drainage aspects of the easement. It is recommended that the title of the easement be re-named to "Access and Drainage Easement", and the definition should be changed to include the drainage aspects (i.e., existing drainage flow patterns will not be obstructed without written consent from the City Engineer).

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. CITY ENGINEER. Change the name under the signature line from Dena E. Mezger, P.E., to George Binger, P.E.

2. ADDRESS. Label Lot 2 with the address of 123 SE 3rd Street.

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## PLANNING AND DEVELOPMENT

### 3. EASEMENTS.

- A utility easement shall be dedicated for the storm water line running through Lot 2:
  - The north-south segment of the line from the alley on the south end of the property to the iron grate on the south side of the building shall be covered by an easement a total of 10' in width, centered on the line.
  - The east-west segment of the line from the iron grate on the south side of the building to the iron grate just off the southeast building corner shall be covered by an easement a total of 8' in width (5' on south side of the line; 3' on the north side of the line), so as to keep the easement clear of the existing building.
  - The north-south segment of the line from the southeast building corner to 3rd Street shall be covered by a 5' easement. In other words, the proposed portion of the 5' public access easement on the east side of the building shall also be dedicated as a utility easement to cover the storm line running along the building.
- Add the City's standard easement dedication paragraph to the plat.

4. PHYSICAL IMPROVEMENTS. Remove all physical improvements (e.g. building, parking lot islands, utility lines, etc.) from the final version of the plat to be submitted for signatures.

5. CURSORY REVIEW. The comment under "Review Status" on this letter states that you can submit the plat for signatures once the listed corrections are made. If you prefer, you may submit copies of the revised plat one final time for review before you run mylars and paper copies for signatures.