

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Review**

**Date:** Friday, August 26, 2016

**To:**

**Applicant:** JOHN KNOX VILLAGE

Email: KKLOCKENGA@JKV.ORG

Fax #: (816) 246-1979

**Engineer:** ANDERSON SURVEY CO

Email:  
JSA@ANDERSONSURVEY.COM

Fax #: (816) 246-0502

**Property Owner:** JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2016155

**Application Type:** Minor Plat

**Application Name:** Replat of John Knox Retirement Village 3rd Plat, Lots 1, 2, and 3

**Location:** 600 NW REDBUD DR, Unit:A, LEES SUMMIT, MO 64081

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**Review Status:**

Corrections required. Resubmit four (4) copies of the final plat (folded to 8-½"x11") with the following corrections.

**Electronic Plans for Re-submittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

**Required Corrections:**

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. Periodically label the location and width of existing and proposed sidewalks.

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2. Are there going to be any new easements that will need to be dedicated as part of this plat? If so, include the following dedication paragraph:

"An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E..) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted."

- If no easements will be dedicated as part of this plat, the existing Easement Information paragraph language will suffice.

3. Please use a heavier line weight to more easily discern the new lot lines.

**Engineering Review**

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

No Comments

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