

# ms consultants, inc.

engineers, architects, planners

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October 27, 2022

Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Whataburger – Minor Plat Review**  
**204 SW M 150 HWY**  
**Lee's Summit, MO 64082**  
**Permit #PL2022318**

Reviewing staff,

This letter is in response to the review comments on the above referenced project, which were received on October 6, 2022. All comments received have been incorporated within our revised plans and/or addressed in the comment responses below. Thank you for your time, response to specific comments as follows:

## **Planning Review**

**Reviewed by: Shannon McGuire**  
**Planner**

[shannon.mcguire@cityofls.net](mailto:shannon.mcguire@cityofls.net)

**816.969.1237**

**Comment 1:** Easements (utility, sidewalk or otherwise) must be defined as to their purpose and who the grantee is. Please include the below language for the easements located on this plat. Language for a utility easement U/E;

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, surface drainage channel, electricity, telephone, cable television or any other necessary public utility or service, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) and "Waterline Easement" (W/E) or within any street or thoroughfares dedicated to the public use on this plat. Language for a sidewalk easement (SW/E); A permanent easement is hereby granted of the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "Sidewalk Easement" (SW/E) on the accompanying plat.

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**Response:** *This language has been added to the revised plat enclosed.*

## Engineering Review

**Reviewed by:** Sue Pyles

**Senior Staff Engineer**

[sue.pyles@cityofls.net](mailto:sue.pyles@cityofls.net)

816.969.1245

**Comment 1:** Show location of all oil/gas wells, or indicate none are present, and cite the source. Field survey evidence isn't sufficient.

**Response:** *Please refer to the revised Plat enclosed.*

**Comment 2:** Include dedication language for all public easements included.

**Response:** *This language has been added to the revised plat enclosed.*

**Comment 3:** Consider a more conventional name for the plat (Whataburger M150 Lot 1, Hollywood Drive Lot 1, etc.) to make it more user friendly. Not a requirement, but certainly a suggestion.

**Response:** *The name of the plat has been revised per your suggestion.*

## GIS Review

**Reviewed by:** Kathy Kraemer

**GIS Technician**

[kathy.kraemer@cityofls.net](mailto:kathy.kraemer@cityofls.net)

816.969.1277

**Comment 1:** Please identify point of beginning on drawing. I see it in the legal description, but not on the drawing

**Response:** *This has been added to the revised plat enclosed.*

**Comment 2:** The dedication is not for the streets; you can acknowledge things like that in the notes or indicate specifically that there are street dedications. It is for the plat. I see some dedication-type language near the ownership line, but the dedication has to be designated as such. It should look like this: DEDICATION: the undersigned owners of the described property have caused the same to be subdivided in the manner shown on this plat which subdivision and plat shall hereafter be known as HFI 463 WARD LLC  
Also, do not dedicate the plat using "Minor Plat" as the first words. Name the plat, add lot(s) number(s), but do not use "Minor Plat" in the name of the plat.

**Response:** *Acknowledged.*

**Comment 3:** Plat lacks designated ownership. Please designate somewhere in the owner signature area who the owner is, namely HFI 463 WARD LLC.

**Response:** *This has been added to the revised plat enclosed.*

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**Comment 4:** The Jackson Co Assessor signature line has been removed. Please restore, and without the use of "GIS" as per my previous comment.

**Response:** *Acknowledged.*

Please feel free to contact me with any questions or concerns you may have.

Thank you,

A handwritten signature in cursive script that reads "Jason Boley".

Jason Boley  
[jboley@msconsultants.com](mailto:jboley@msconsultants.com)  
(304) 719-1951