

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Thursday, November 03, 2022

**To:**

**Property Owner:** CITY OF LEES SUMMIT      Email:

**Property Owner:** WAIS INC      Email:

**Applicant:** CITY OF LEE'S SUMMIT      Email:  
MISSOURI

**Engineer:** J&J Survey LLC      Email: cee@jandjsurvey.com

**Architect:** GLMV ARCHITECTURE      Email: JHERNANDEZ@GLMV.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022360

**Application Type:** Minor Plat

**Application Name:** Executive Lakes Center Lots 6B and 7A

**Location:** 5051 NE LAKEWOOD WAY, LEES SUMMIT, MO 640645031 NE  
LAKEWOOD WAY, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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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).

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- 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).

Please contact Staff with any questions or concerns.

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label each lot with their respective street number

Lot 6-A1 - 5031 NE LAKEWOOD WAY

Lot 7-A - 5051 NE LAKEWOOD WAY.

[\[J&J, 2022-11-16\] Comment picked up.](#)

2. Please show the location of all oil and gas well on the subject properties. If none are present, please add a note stating such and cite the source of your information.

[\[J&J, 2022-11-16\] Comment picked up.](#)

3. Please show the required sidewalks adjacent to Lakewood Way and Bolin Road.

[\[J&J, 2022-11-16\] Comment picked up.](#)

4. Please update the City signature blocks to reflect the current city officials, George M. Binger, III P.E., City Engineer, Ryan A. Elam, P.E., Director of Development Services, Trisha Fowler Arcuri, City Clerk.

[\[J&J, 2022-11-16\] Comment picked up.](#)

5. City certificate of approval should read as follows “This is to certify that the plat of “Plat Name” was submitted and duly approved by the City of Lee’s Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances.”

[\[J&J, 2022-11-16\] Comment picked up.](#)

6. Language shall be added to every plat in which an easement is dedicated, stating that the 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 easements herein granted.

[\[J&J, 2022-11-16\] Comment picked up.](#)

7. All easements must be defined as to who they are dedicated to and for what use. Access easement dedication language should read as follows “An easement to provide access to and from (define who gets access) is hereby established as shown on the plat and designated as Access Easement (A/E). Said easement is for the mutual benefit of the present and future owners, their mortgagees, tenants, business invitees and any emergency vehicles, equipment and personal.”

[\[J&J, 2022-11-16\] Comment picked up.](#)

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8. The signature of all property owners is required. As Lot 6-A1 & Lot 7-A are under separate ownership, signature block will be required for both. Please add a signature block for the owner of lot 6-A1.

[\[J&J, 2022-11-16\] Comment picked up.](#)

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<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

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1. A ten (10) foot general utility easement is required along the Bowlin Rd. street frontage. This shall be dedicated on the plat, and shall overlap what is already dedicated in the form of a separately-recorded water line easement. Please revise.

[\[J&J, 2022-11-16\] Comment picked up.](#)

2. The easement near the southwest corner of Lot 7-A does not appear to include the limits of the extended public sanitary sewer line and manhole. Please verify, and ensure there is sufficient width around the manhole to allow for future maintenance.

[\[GLMV, 2022-11-16\] The extended public sanitary sewer line and manhole are confirmed to fit within the limits of the 15' U/E easement.](#)

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

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1. Please provide an ITB on one end of the curve along Lakewood Way.

[\[J&J, 2022-11-16\] Comment picked up.](#)