

DEVELOPMENT SERVICES

**Vacation of Utility Easement
Applicant's Letter**

Date: Tuesday, July 02, 2024

To:

Property Owner: BENNETT JOINT REVOCABLE Email:
TRUST DATED 06/09/2021

Property Owner: Nicholas Bennett Email: nbennett04@hotmail.com

Engineer/Surveyor: ANDERSON SURVEY CO Email: HOLLYKADEN@ANDERSONSURVEY.COM

From: Grant White,

Re:

Application Number: PL2024149

Application Type: Vacation of Utility Easement

Application Name: 4716 NE Freehold Dr - Vacation of Easement

Location: 4716 NE FREEHOLD DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm. on Tuesday, July 23, 2024 . Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

All Planning application 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 multi-page Portable Document Format (PDF).

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

Planning Commission and City Council Presentations

If a presentation is required before the Planning Commission and City Council, presentations shall be submitted (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will not be permitted. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Vacation of Utility Easement:

Planning Review	Adair Bright	Corrections
	(816) 969-1273	Adair.Bright@cityofls.net

1. The current drawing is unclear as to what is happening. Maybe for the hashed in area, note that is the area requesting to be vacated and the remaining 15-ft. is proposed to remain. It appears as though you are trying to dedicate a new easement.

2. Remove the pool from the easement vacation exhibit and provide a separate site plan for clarity.

Engineering Review	Susan Nelson, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1229	Susan.Nelson@cityofls.net	

1. Please add and dimension (horizontal and vertical) the field surveyed existing storm sewer structures and pipe at the rear of the lots.

We need a grading plan for the pool with the proposed and existing contour elevations with the drainage swale and buried storm sewer pipe superimposed on the same plan. The plan should show the dimensions from the buildings, including the covered patio and the house to the pool, pool dimensions, 3 foot deck with dimensions, and any retaining walls, if a 3 to 1 slope is not achievable in any area. Also, we need 15 feet of separation between the outer wall of the storm sewer pipe and the pool deck edge.

Traffic Review	Erin Ravolo	No Comments
	Erin.Ravolo@cityofls.net	
