CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-291 – Utility Easement Vacation

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 066-22: Utility Easement Vacation – W 32nd and McClelland – A request to A request to vacate approximately .08 acres of a platted utility easement – Crossland Realty Group

BACKGROUND:
Before the applicant is able to develop the vacant lot, they are requesting the easement be vacated in order to fit a building on the lot. The utilities would be rerouted to two new easements: one running North to South to the West of the originally platted easement and one running North to South on the Eastern side of the originally platted easement.

PLANNING & ZONING COMMISSION TESTIMONY:
Joshua, Civil Engineer with Anderson Engineering, represented the applicant. He was present to answer questions. He stated they were requesting to vacate this easement because this easement conflicts with proposed buildings. He said you can see also provided there are drainage easement exhibits, #1, #2, #3 that they are putting in place to accommodate existing storm and proposed storm. He stated they have all the utilities signed off as well as City staff. Ms. Maddi Crossland was representing the developer and stated that she could answer questions as well. Mr. McCullogh inquired about whether it was located in Jasper or Newton County. He also asked if Mr. Bolander had signed off on the project. Mr. Bolander stated that the utility easement was in Newton County and that he did sign off on the project.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-291.
Planning & Zoning Commission recommends approval for Case 066-22 (5 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 066-22: Utility Easement Vacation

W. 32nd St. & McClelland Terrace- A request to vacate a stormwater easement- Crossland Realty Group.

Joshua, Civil Engineer with Anderson Engineering, 114 Sunset Loop, Carl Junction, Missouri. He stated his Springfield team had done this one. He was present to answer any questions. He could provide a brief run down. They were requesting to vacate this easement because this easement conflicts with proposed buildings. He stated you can see in the site plan. He said you can see also provided there are drainage easement exhibits, #1, #2, #3 that they are putting in place to accommodate existing storm and proposed storm. They are basically requesting to vacate this easement. They have all the utilities signed off as well as City staff.

Mr. Kimble asked if there were any questions from the Commission of Case 066-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 066-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 066-22.

Maddi Crossland, 833 S.E. Ave., Columbus, Kansas. Ms. Crossland stated she is representing the developer in the project, and she would be available to answer any questions proposed by the Commission.

Mr. Rosenberg asked Mr. Bolander if everyone had signed off on the project.

Mr. Bolander stated yes sir.

Mr. McCullough asked Mr. Bolander about it being in Newton County when it was actually in Jasper County.

Mr. Bolander stated it was advertised correctly. He stated in the zoning report it was in Newton County. It actually is in Newton County.

Mr. McCullough stated thank you.

MS. PHILLIPS MOVED THAT CASE 066-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 066-22 A request to vacate approximately .08 acres of a platted utility easement.

APPLICANT Crossland Realty Group

REPRESENTATIVE Anderson Engineering

LOCATION W 32nd & McClelland

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately .08 Acres

REASON FOR VACATION

In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit a building on the lot. The utilities would be rerouted to two new easements: one running North to South to the West of the originally platted easement and one running North to South on the Eastern side of the originally platted easement.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the easement. The land was never developed.

UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?

No plans for new utilities to be located in the right-of-way.

DISCUSSION

This vacation is sought to develop the empty lot. A proposed building would encroach on the existing easement, so a new easement will be recorded that makes room for the rerouting of utilities as well as the footprint of the proposed building.

Staff recommends approval of Case 066-22.

ENCLOSURES

- Application
- Map

Vacation of Streets or Easements Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: ~~058-22~~ 006-22
Filing Fee: $550.00
Received:
Date Advertised:
Proj. No.: ~~22~~ - 0131
Public Hearing Date:

Applicant: Anderson Engineering Phone No.: 417.782.7399

Address: 811 East 3rd Street Email: cshort@ae-inc.com

Owner: Crossland Realty Group Phone No.: 620.429.1414

Address: 833 S. East Ave P.O. Box 45 Columbus Kansas 66725 Email: nhumble@crossland.com

Location of Street or Easement: McClelland Terrace & W 32nd Street

Type of Vacation: Street ☐ Easement ☑ Alley ☐ Plat ☐

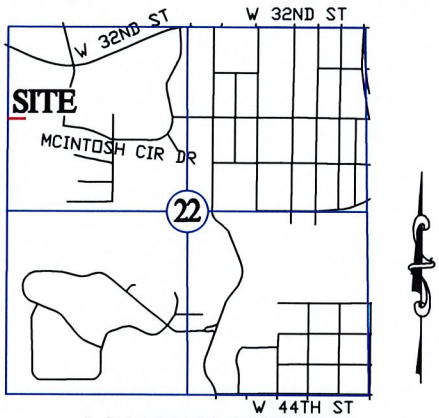
Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
◉	○	Private rights will not be injured or endangered by the vacation.
◉	○	The vacation will not cause the public to suffer a loss or inconvenience.
◉	○	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
◉	○	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
◉	○	Survey or such other drawing acceptable to the Director of Planning,

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

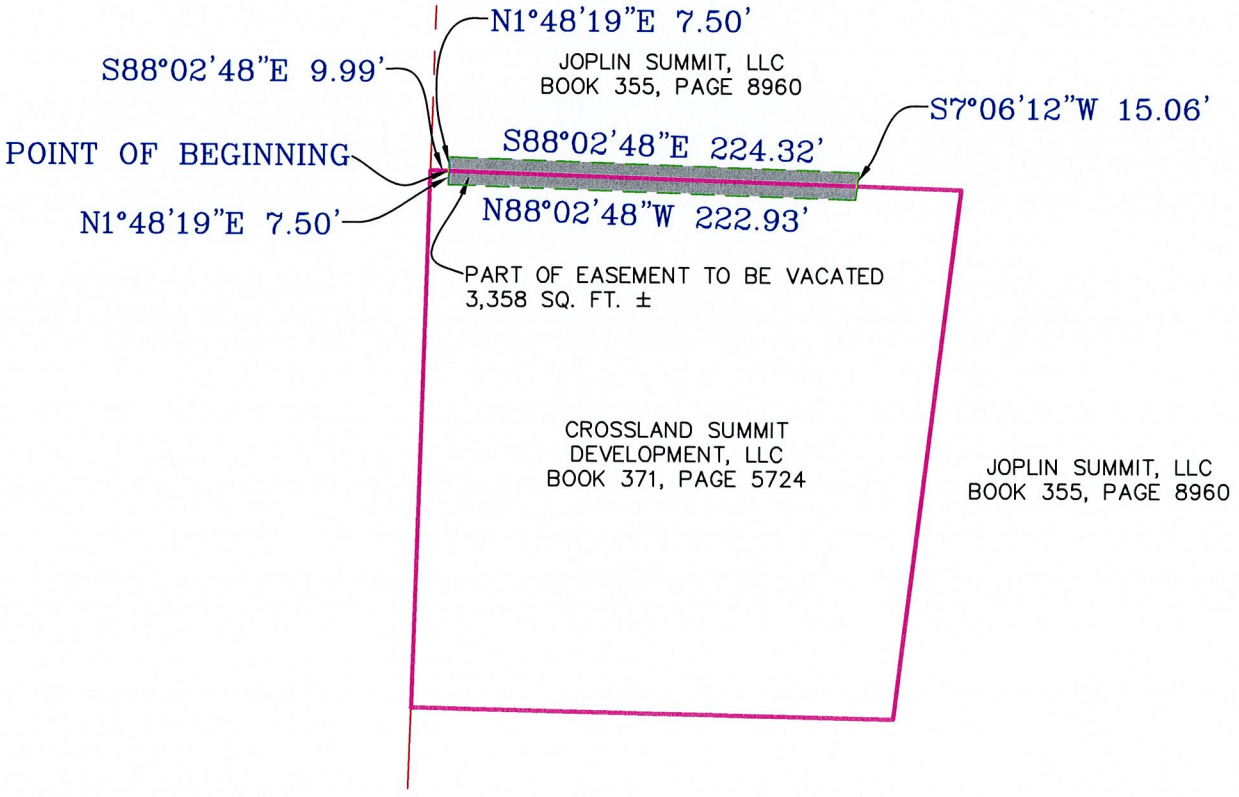
100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2" IRON PIN, A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST, 9.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°48'19" EAST, 7.50 FEET; THENCE SOUTH 88°02'48" EAST, 224.32 FEET; THENCE SOUTH 07°06'12" WEST, 15.06 FEET; THENCE NORTH 88°02'48" WEST, 222.93 FEET; THENCE NORTH 01°48'19" WEST, 7.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3,358 SQUARE FEET, MORE OR LESS.



DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

◉ ○ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

◉ ○ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: _____ **Date:** 10/7/22

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 866-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ■ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jerry Herron — Authorized Representative — 10/6/2022 — Date

Republic Services — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch - NORTH PROPERTY LINE OF PARCEL 055022000000006002

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   □ Yes (proceed to #2) □ No (form complete)

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   ■ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jon Fisk
Authorized Representative

09/30/22
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

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   - □ Retain utility easement and protect facilities
   - □ Relocate facilities
   - □ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 10/6/22
Authorized Representative — Date

Spear Klight
Name of Utility

MISSOURI
AMERICAN WATER

September 9, 2022

Carly Short
Anderson Engineering Inc.
2045 W. Woodland St.
Springfield, MO 65807

RE: Easement Vacation: **Joplin Summit Development**

Dear Mrs. Short:

Per your request, enclosed is the signed easement vacation for easement for **Joplin Summit Development**. Please have this release document recorded and **forward me a copy of the recorded document** with the appropriate recording information on it after the Recorder's Office returns the document to you.

Should you have any questions, please contact me at (314) 996-2324.

Sincerely,

Terrance Green
Engineering Specialist
Right of Way & Developer Services

Missouri-American Water Company
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2324
F +1 314 569 3972
E terrance.green@amwater.com
I www.amwater.com

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 7th day of September, 2022.

WHEREAS, on the 2nd day of January, 2007, Joplin Summit, LLC., a corporation of the of the County of Cherokee, State of Kansas, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' wide, as recorded in Deed Book 356, Page(s) 13, of the Newton County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to the Missouri-American Water Company by Anderson Engineering, Inc., a Missouri Corporation the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 7th day of September, 2022.

MISSOURI-AMERICAN WATER COMPANY

BY _____
David Pruitt, Construction Manager

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of SEPTEMBER, 2022, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

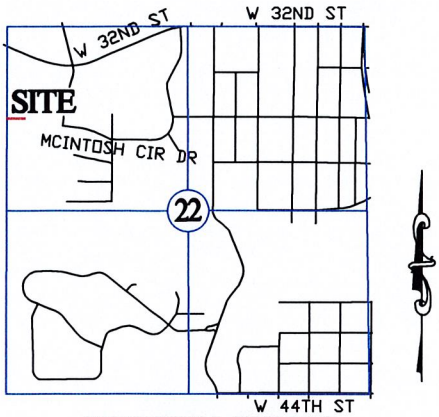
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2024

_____
Notary Public

TERRANCE GREEN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 12389210
My Commission Expires Dec 9, 2024

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2" IRON PIN, A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST, 9.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°48'19" EAST, 7.50 FEET; THENCE SOUTH 88°02'48" EAST, 224.32 FEET; THENCE SOUTH 07°06'12" WEST, 15.06 FEET; THENCE NORTH 88°02'48" WEST, 222.93 FEET; THENCE NORTH 01°48'19" WEST, 7.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,358 SQUARE FEET, MORE OR LESS.

DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☑ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☑ Relocate facilities
   ☐ Other: Provide new easement for relocated Storm Sewer

Please return this form within **21 days** to the applicant listed above.

Steven Martinez
Authorized Representative

10/7/22
Date

Stormsewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 006-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group ***, being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:*** a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
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   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

AMS
Alex Sammet (Sep 28, 2022 10:50 MDT)

Authorized Representative

09/28/2022
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

9/28/2022

Crossland Realty Group

Re: Requet to vacate a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Vacation: a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri, as shown on the attached exhibit "PARTIAL EASEMENT VACATION SKETCH".

Crossland Realty Group,

In response to your letter dated September 7th, 2022 relative to the above referenced request to vacate a portion of the utility easement shown on exhibit "PARTIAL EASEMENT VACATION SKETCH" as described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

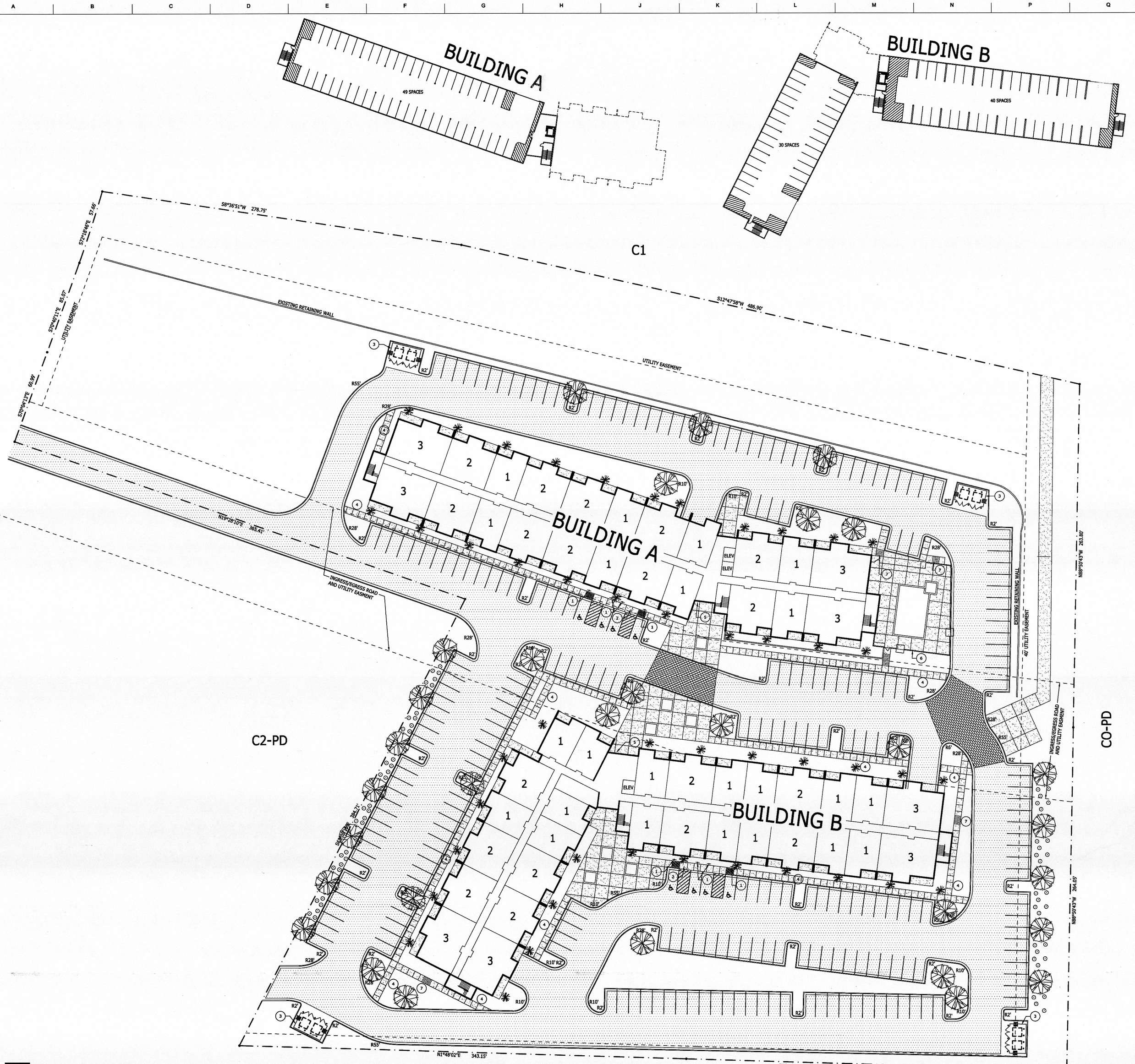
Alex Sammet (Sep 28, 2022 10:50 MDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF:MRS
cc:cshort@ae-inc.com

Engineering Dept. Approval: JMA
JMA

System Planning Approval: PAC
PAC



1A / C1.1 SITE PLAN LAYOUT
scale: 1" = 30'-0"

ZONING DATA

ZONING _____ C2 - PD

SIZE OF PROPERTY _____ 373,713 S.F. OR 8.58 ACRES

MINIMUM OPEN SPACE _____ 20%

OPEN SPACE PROVIDED _____ 153,578 / 373,713 = 41%

MAX BUILDING HEIGHT _____ 100' MAX; 8 STORIES

YARD REQUIREMENTS _____ 15' FRONT
0' SIDE
15' REAR
25' CORNER

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	110	1.5 SPACES PER UNIT	300 SPACES
2 BEDROOM UNITS	90	.5 PER EACH 3 BEDROOM UNIT	19 SPACES
3 BEDROOM UNITS	38	1 SPACE PER EACH 10 UNITS	24 SPACES
TOTAL	238 UNITS		

TOTAL PARKING SPACES REQUIRED _____ 343 SPACES

TOTAL PARKING SPACES PROVIDED _____ 371 SPACES

NOTE: GARAGES ARE INCLUDED IN THE PARKING SPACES PROVIDED AND SHOWN IN PLANS ABOVE THE SITE PLAN

SITE LEGEND

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

BRICK PATTERN PAVERS OVER COMPACTED BASE PER CIVIL DRAWINGS.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

STREETSCAPE AND FRONTAGE LANDSCAPING: THE AREA BETWEEN THE FRONT OF THE BUILDING LINE AND THE STREET, INCLUDING ANY PLANTINGS REQUIRED IN THE ROW, USED TO CREATE A RELATIONSHIP BETWEEN THE SITE AND THE PUBLIC REALM. 1 LARGE TREE PER 40' OF LOT FRONTAGE; 2 LARGE TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. THIS PROJECT WILL HAVE NO STREETSCAPE AND FRONTAGE LANDSCAPING

FOUNDATION LANDSCAPING: AREAS ALONG THE BUILDING FRONTAGE (WITHIN THE FIRST 10'-30') USED TO PROVIDE ACCENTS AND SOFTEN LARGER EXPANSES OF BUILDINGS. 1 ORNAMENTAL TREE PER 40' OF BUILDING FRONTAGE FOR BUILDINGS SETBACK MORE THAN 20'. 2 ORNAMENTAL TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. EVERGREENS MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 1 FOR 1 FOR UP TO 50% OF THE REQUIREMENT. 1 SHRUB FOR 5' OF BUILDING FRONTAGES.

PARKING LANDSCAPING: AREAS ON THE PERIMETER, OR INTERIOR OF PARKING WHERE LANDSCAPING IS *USED TO SOFTEN THE APPEARANCE, MITIGATE HEAT GAIN AND INFILTRATE STORMWATER.* 1 LARGE TREE PER 40' OF PARKING PERIMETER; AND 1 LARGE TREE PER 20 PARKING SPACES IN INTERNAL ISLAND. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 FOR UP TO 50% OF THE INTERNAL ISLANDS. EVERGREENS MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 UP TO 50% OF THE PERIMETER REQUIREMENT THAT DOES NOT FACE A FRONT LINE FENCE. 5 SHRUBS FOR 25' OF PERIMETER.

NO BUFFERS REQUIRED ON THIS PROJECT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF JOPLIN LANDSCAPING ORDINANCE. CONTRACTOR SHALL PROVIDE IN THEIR BID A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

NO TREE SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB OR SIDEWALK.

NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORMWATER INLET, OR MANHOLE.

NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 30" IN HEIGHT

FOR PROJECTS WHERE MORE THAN FIFTY (50) TREES WILL BE INSTALLED, A VARIETY OF TREE SPECIES MUST BE UTILIZED SO THAT ONE SPECIES DOES NOT PROVIDE MORE THEN TWENTY PERCENT (20%) OF THE LARGE DECIDUOUS TREES, MORE THEN TWENTY PERCENT (20%) OF THE ORNAMENTAL TREES, OR MORE THAN TWENTY PERCENT (20%) OF THE EVERGREEN TREES.

CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
2. PROVIDE ACCESSIBLE CURB RAMP
3. TRASH ENCLOSURE
4. 5 FOOT WIDE CONCRETE SIDEWALK.
5. CONTRACTOR SHALL PROVIDE A CITY OF JOPLIN FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL.
6. POOL FENCE ENCLOSURE WITH TWO GATES.
7. EXTERIOR CONCRETE STAIRS.

hdesigngroup
architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

OWNER
CROSSLAND SUMMIT DEVELOPMENT, LLC
833 SOUTH EAST AVENUE / P.O. BOX 45
COLUMBUS, KS 66725
620.429.1414

PROJECT TEAM
CIVIL ENGINEER
ANDERSON ENGINEERING
811 E. THIRD STREET
JOPLIN, MO 64801
417.782.7399

PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY
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CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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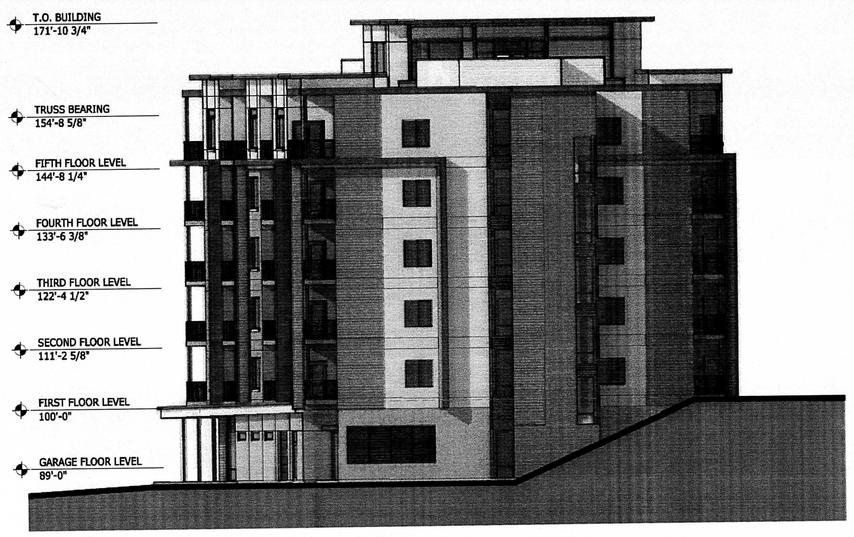
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

SITE PLAN LAYOUT

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
C1.1



1A / A4.1 BUILDING A - NORTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - WEST ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - EAST ELEVATION
Scale: 1/8" = 1'-0"

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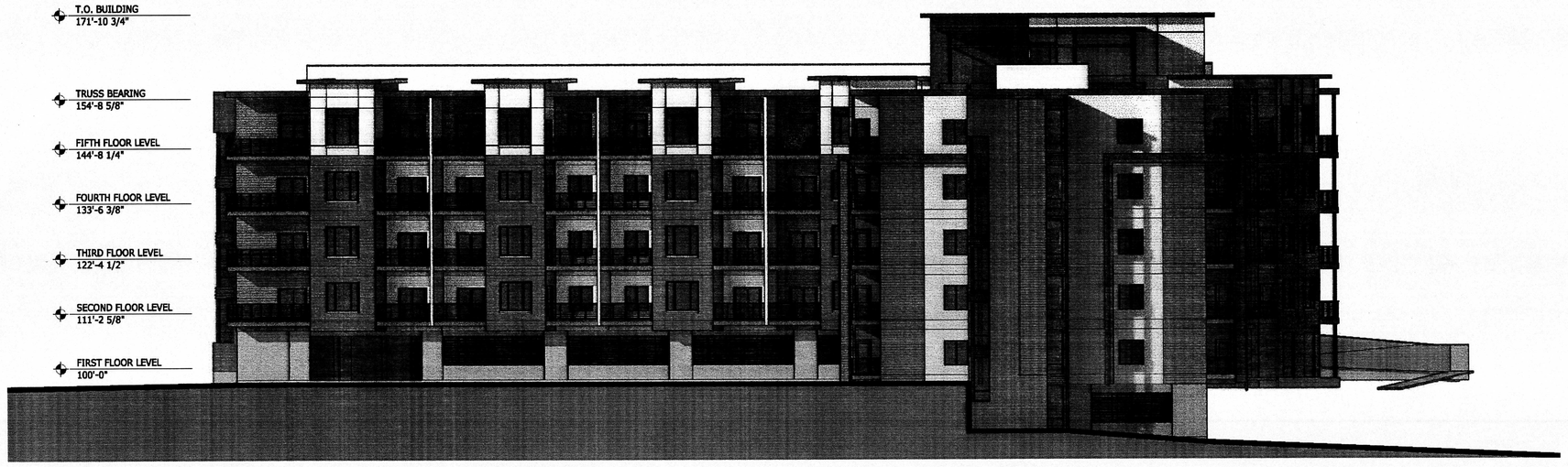
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
A4.1



1A / A4.2 BUILDING B - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - EAST ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - WEST ELEVATION

Scale: 1/8" = 1'-0"

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PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

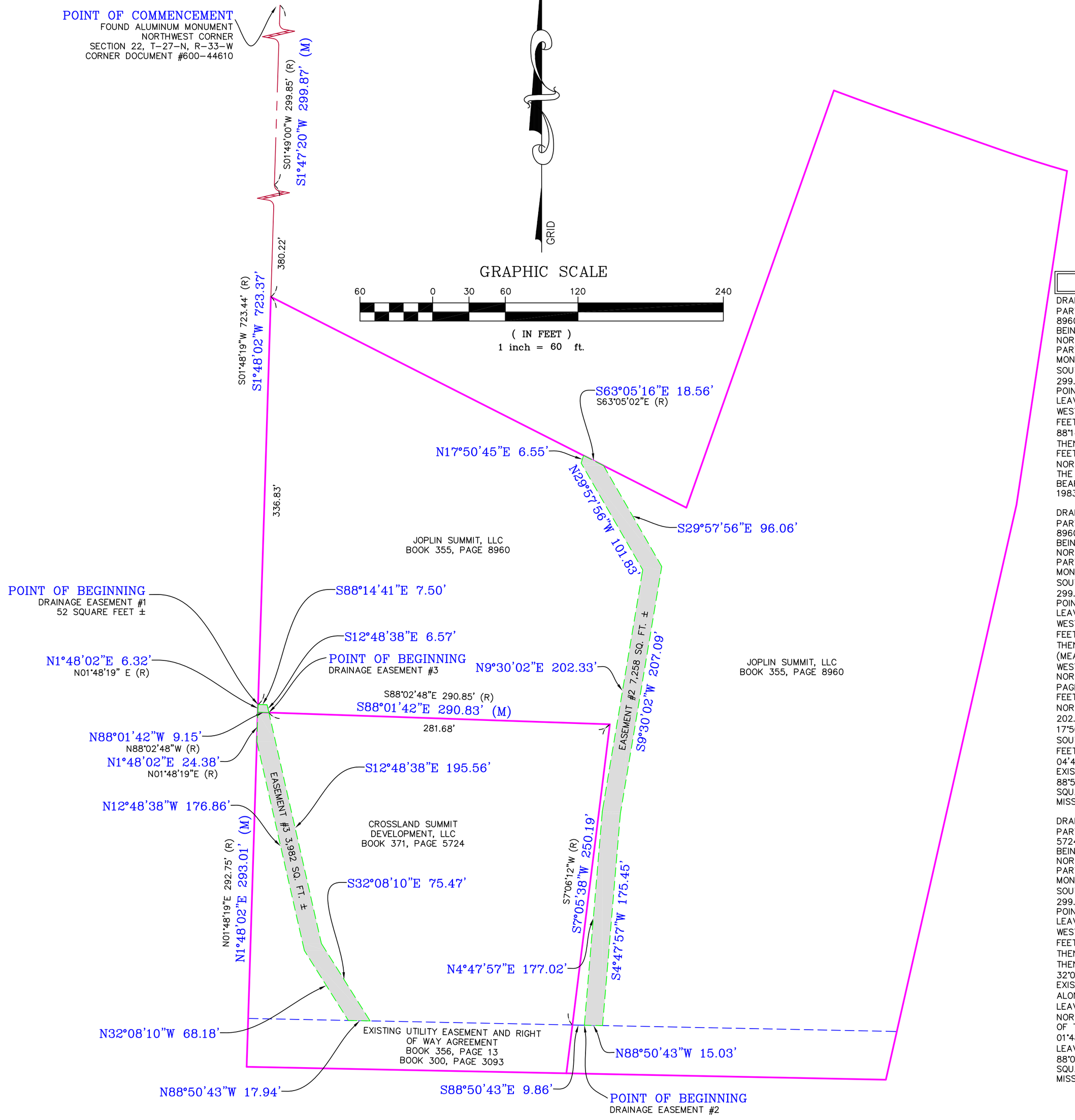
PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

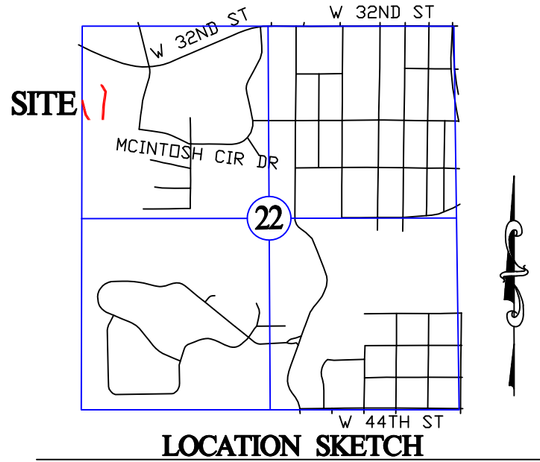
BUILDING B - EXTERIOR ELEVATIONS

SHEET

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

A4.2





LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: 1"=2000'

DRAINAGE EASEMENT DESCRIPTIONS

DRAINAGE EASEMENT NO. 1
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 355 AT PAGE 8960 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET) TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET; THENCE NORTH 88°02'48" WEST (MEASURED NORTH 88°01'42" WEST, 9.15 FEET TO A POINT ON AFORESAID WEST LINE; THENCE ALONG SAID WEST LINE NORTH 01°48'19" EAST (MEASURED NORTH 01°48'02" EAST, 6.32 FEET) TO THE POINT OF BEGINNING. CONTAINING 52 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

DRAINAGE EASEMENT NO. 2
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 355 AT PAGE 8960 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET); THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET; THENCE SOUTH 88°02'48" WEST (MEASURED SOUTH 88°01'42" EAST, 281.68 FEET; THENCE SOUTH 07°06'12" WEST (MEASURED SOUTH 07°05'38" WEST, 250.19 FEET) TO A POINT ON THE NORTH LINE OF AN EXISTING UTILITY EASEMENT RECORDED IN BOOK 356 AT PAGE 13; THENCE ALONG SAID NORTH LINE SOUTH 88°50'43" EAST, 9.89 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 04°47'57" EAST, 177.02 FEET; THENCE NORTH 09°30'02" EAST, 202.33 FEET; THENCE NORTH 29°57'56" WEST, 101.83 FEET; THENCE NORTH 17°50'45" EAST, 6.55 FEET; THENCE SOUTH 63°05'02" EAST (MEASURED SOUTH 63°05'16" EAST, 18.56 FEET); THENCE SOUTH 29°57'56" EAST, 96.06 FEET; THENCE SOUTH 09°30'02" WEST, 207.09 FEET; THENCE SOUTH 04°47'57" WEST, 175.45 FEET TO A POINT ON AFORESAID NORTH LINE OF AN EXISTING UTILITY EASEMENT; THENCE ALONG SAID NORTH LINE NORTH 88°50'43" WEST, 15.03 FEET TO THE POINT OF BEGINNING. CONTAINING 7,258 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

DRAINAGE EASEMENT NO. 3
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 371 AT PAGE 5724 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET); THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 12°48'38" EAST, 195.56 FEET; THENCE SOUTH 32°08'10" EAST, 75.47 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING UTILITY EASEMENT RECORDED IN BOOK 356 AT PAGE 13; THENCE ALONG SAID NORTH LINE NORTH 88°50'43" WEST, 17.94 FEET; THENCE LEAVING SAID NORTH LINE NORTH 32°08'10" WEST, 68.18 FEET; THENCE NORTH 12°48'38" WEST 176.86 FEET TO A POINT ON AFORESAID WEST LINE OF THE NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 01°48'19" EAST (MEASURED NORTH 01°48'02" EAST, 24.38 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST (MEASURED SOUTH 88°01'42" EAST 9.15 FEET TO THE POINT OF BEGINNING. CONTAINING 3,982 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

DRAWING INFO.

FIELD BY:	TSR
DRAWN BY:	RWW
CHECK BY:	
DATE:	10/27/22
FIELD BOOK:	
JOB NUMBER:	22JO10085

REVISIONS

NO.	DESCRIPTION	BY	DATE

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JOPLIN SUMMIT MULTIFAMILY DEVELOPMENT

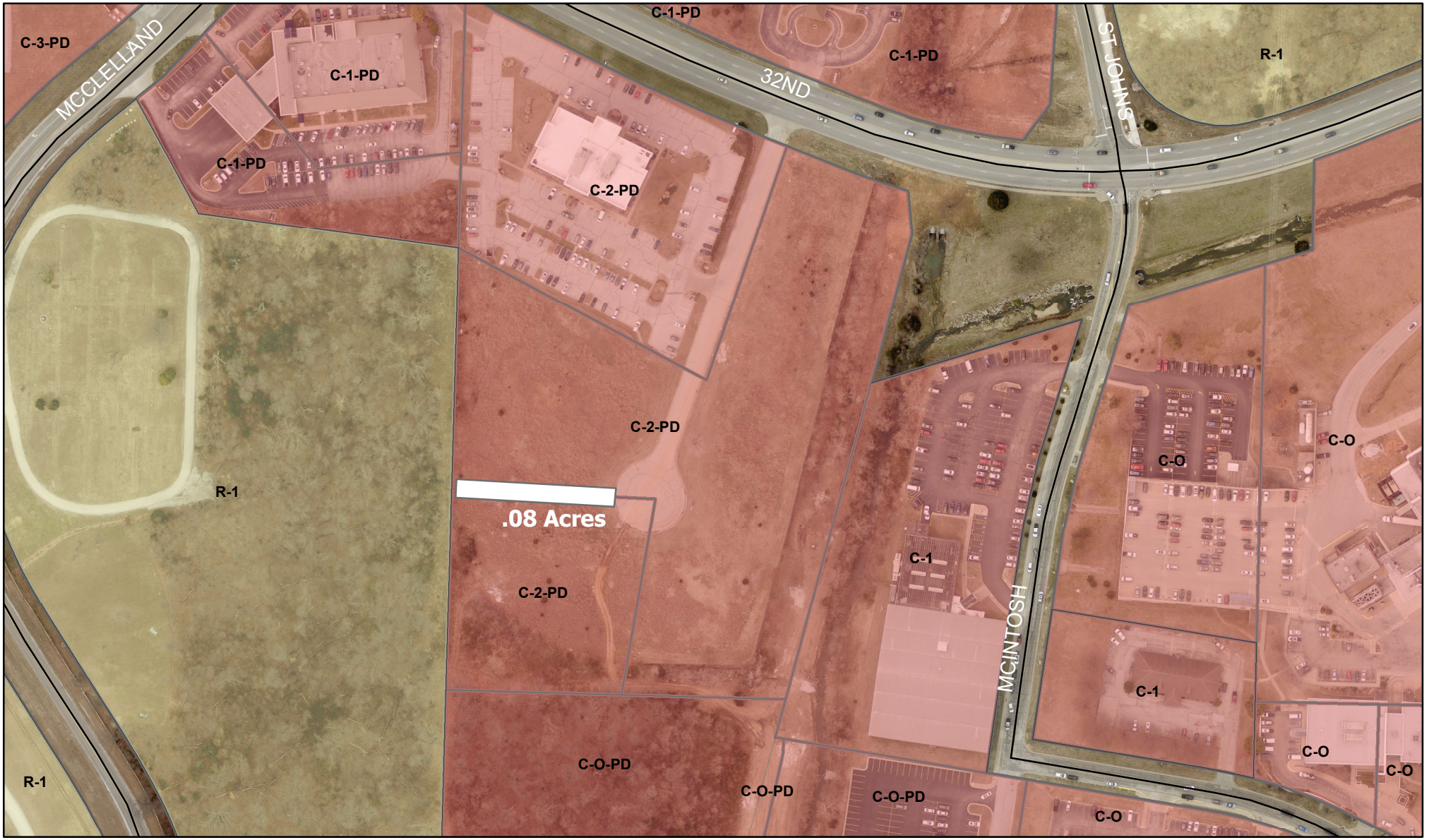
DRAINAGE EASEMENT SKETCH

SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWING NO.
JOP-100-6805

SHEET NUMBER
1
OF 1

Case 066-22: Stormwater Easement Vacation - W 32nd & McClelland Terrace



W 32nd & McClelland Terrace - A request to vacate a stormwater easement - Crossland Realty Group

0 95 190 380 570 760 Feet

N

P & Z Case 066-22
Crossland Realty Group
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-291 ORDINANCE NO.

AN ORDINANCE providing the vacation of a utility easement lying on property described as McClelland Terrace and W 32nd St, City of Joplin, Newton County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the vacation of a utility easement lying on property the Corner of McClelland Terrace and W. 32nd St. City of Joplin, Newton County, Missouri described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the abutting lots and land:

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49’00” WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2” IRON PIN. A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48’19” WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02’48” EAST, 224.32 FEET; THENCE SOUTH 07°06’12” WEST, 15.06 FEET; THENCE NORTH 88°02’48” WEST, 222.93 FEET; THENCE NORTH 01°48’19” WEST, 7.50 FEET TO THE POINT OF BEGINNING CONTAINING 3,358 SQUARE FEET, MORE OR LESS

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney