



July 17, 2019

Jennifer Thompson, Planner
Development Management Division
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: PL2019211 - Final Plat "PRINCETON, LOTS 1 AND 2" Staff Review

Ms. Thompson:

Thank you for your comments to our submittal of plat for the above referenced project dated July 9, 2019. We are submitting with this letter the revised plat as requested in the comments. We have reviewed and addressed the comments as follows.

Planning Review

1. Please label the lots with the following corresponding addresses: Lot 1=1701 SE Oldham Pkwy and Lot 2= 1051 SE Princeton Dr.
Labels added as requested.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required offsite water, sanitary and road improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.
Developer acknowledges the comment and is working on finalizing an agreement to meet this requirement. It should be complete by the end of the month.
3. Revise the city approval paragraph to the following: This is to certify that the within plat "name of plat including plat and lot numbers" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2019 by Ordinance No. _____.
Revised as requested.
4. What is the additional dashed line on Lot 2 indicating a 20 foot dimension? Please provide a label.
This line is the West line of a 20' Sanitary Sewer Easement recorded as Doc. 1988i0824898. Additional label has been added in this vicinity.
5. Provide a note and reference where the information was obtained for the location of any oil and/or gas wells, if any, based on available information.
Surveyor's Note #5 addresses this comment.
6. Label SE Oldham Pkwy and provide the ROW width.
SE Oldham Parkway label has been added, but no width has ever been defined. This frontage road is a part of the MoDOT R/W defined in MoDOT Job No. J4P1191, Dated 12/14/98.

Engineering Review

1. Please remove the BMP easement language, or ensure the language is sufficiently clear to show these easements are private, and not public easements.
Existing dedication language addresses this comment.
2. A 10 foot wide general utility easement should be dedicated along the entire Oldham Pkwy. right of way. As shown, there is a water line easement extending to the right of way between a general utility easement. However, a general utility easement is also needed which overlaps this easement.
Easement has been revised to be 40 feet in nominal width and overlapping the existing Tri County Water Easement..

Please let us know if you have any questions or any additional comments.

Sincerely,

Tim Wiswell
Olsson