



November 16, 2021

City of Lee's Summit, Missouri

Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

Re: PL2021399 – Lee's Summit Logistics – Final Plat

To whom it may concern:

The following are responses to your comments made November 1, 2021 on the project referenced above.

Planning Review

1. *Please include a plat note stating Lot 1 shall not have direct vehicular access to NE Tudor Road.*

RESPONSE: Note moved from Surveyor's Notes to Dedication

2. *Please label the location of any oil and/or gas wells. If none are present please include a plat note stating such and cite the source of your information.*

RESPONSE: See Surveyor's Note 4

3. *Sidewalks are required on both sides of NW Main Street. Please show the location and width of proposed sidewalks. Easements shall be provided if public sidewalks are to be located on private property. Minimum sidewalk width shall be five (5) feet. Construction standards shall be in accordance with the "Design and Construction Manual".*

RESPONSE: Shown and labeled

4. *Please show the required building setback lines on the front of all lots and the side streets of corner lots, including dimensions.*

RESPONSE: Shown and labeled

5. *The certifications for city approval shall be repeated on each sheet, in approximately the same location on each sheet.*

RESPONSE: Additional signature lines added

Engineering Review

1. *Please add easement dedication language for each type of easement. Water and Electric are currently missing.*

RESPONSE: Water Easement dedication language added. All shown electric easements are existing and are not being re-dedicated.

2. *There is dedication language for "Drainage Easement" included, but I didn't see it in the drawing. There is an easement shown as a "Storm Easement" in the drawing. Are these referring to the same thing? Please reconcile and/or revise as needed.*

RESPONSE: Easement label revised

3. *Please remove the proposed 60' Sanitary Easement associated with the proposed public sanitary sewer extension. That extension will be private, so the easement is not needed.*

RESPONSE: Removed

4. *Please show and label the required stream corridor easement boundary and include the following language on the plat:*

"In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County."

RESPONSE: Additional Easement and language added.

5. *Please include the following detention language (choose the appropriate option in italics in each set of brackets):*

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants,

conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

RESPONSE: Added

Traffic Review

1. *Please show the proposed sidewalk on the plat.*

RESPONSE: Added

GIS Review

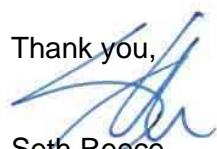
1. *Please provide the ITB on NW Main St centerline, located between coordinates 12 and 13.*

RESPONSE: Added

2. *I cannot really see the lot line between lots 1 and 2. Is it in the sewer easement? Please make a clearer delineation.*

RESPONSE: Line darkened.

Thank you,



Seth Reece
Olsson