

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, September 12, 2022

To:

Property Owner: CCRC OF LEES SUMMIT Email:
LLC

Applicant: Jordan Anderson Email: jordan.anderson@scenic-dev.com

Engineer: Julie Sellers Email: jsellers@olsson.com

City Staff: Scott Ready Email: Scott.Ready@cityofls.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2022313

Application Type: Minor Plat

Application Name: Raintree Village Senior Living - Phase 1

Location: 1501 SW ARBORWALK BLVD, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

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).
- 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).

DEVELOPMENT SERVICES

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Pending
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1. Please update the title of this plat to reflect it as a Minor Plat.
2. A visual inspection is not adequate for identifying the location of oil and gas well. Please cite an official source such as MDNR's database that can be found on their web page or per the "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri". By Edward Alton May, Jr., P.E., 1995.
3. Please label the required building setback lines.
4. Please show the location and width of existing and proposed sidewalks.
5. As this is a minor plat please update the City certificate of approval to read "THIS IS TO CERTIFY THAT THE MINOR PLAT OF "Plat name", WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE." Minor plats City signatures are limited to the City Clerk, City Engineer, Director of Development Services, and County Assessor Office. Please remove the Mayor's and Planning Commission Secretary signature blocks.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. There is no detention facility proposed for this site. If there is none added, please remove that language.
2. If the intent of the Access Easement is for the sidewalk, please revise to a Sidewalk Easement. Add the appropriate dedication language to the plat.

Traffic Review	Brad Cooley, P.E., RSPI	No Comments
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Brad.Cooley@cityofls.net

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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. There is one small suggested change, made specifically for ease of indexing at the County: remove the parentheses around "Lot 1" in the dedication. A comma or dash is preferable over parentheses. Otherwise, no comments.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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