



October 5, 2022

Lee's Summit City Hall
LSMO Development Services
Attn: Scott Ready
220 SE Green Street
Lee's Summit, MO 64063

RE: RAINTREE VILLAGE – LOT 1
Olsson No. A21-4054 (Application Number PL2022313)

Dear Mr. Ready:

We are responding to Minor Plat Applicant's Letter dated September 12, 2022 and are submitting with this letter revised plans, as well as other required documents. Please find the original comments and our responses below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,
Olsson

Nelson Willoughby

Planning Review – Shannon McGuire, Planner:

1. Please update the title of this plat to reflect it as a Minor Plat.

The title has changed from FINAL PLAT OF RAINTREE VILLAGE (Lot 1) to MINOR PLAT OF RAINTREE VILLAGE – LOT 1.

2. A visual inspection is not adequate for identifying the location of oil and gas well. Please cite an official source of such as MDNR's database that can be found on their website or per the "Environmental Impact Study of Abandon Oil and Gas Wells in Lee's Summit, Missouri". By Edward Alton May, Jr., P.E., 1995.

No Oil and Gas Wells affect this property as listed in 07-28-2022 oil and gas wells database as displayed on Missouri Department of Natural Resources website. This language was approved by Shannon McGuire in an email dated October 4, 2022.

3. Please label the required building setback lines.

The 20' building setback lines is labeled in the plat drawing.

4. Please label the location and width of existing proposed sidewalk.

The 10' wide existing sidewalk adjacent Missouri State Highway No. 150 and the proposed 5' wide sidewalk adjacent to SW Arboridge Drive and SW Arborwalk Boulevard is displayed in the drawing.

5. As this 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 plat City signatures are limited to the City Clerk, City Engineer, Director Development Services, and County Assessor Office. Please remove the Mayor's and Planning Commission Secretary signature blocks.

The City certificate reads THIS IS TO CERTIFY THAT THE MINOR PLAT OF RAINTREE VILLAGE – LOT 1 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. The Mayor's and Planning Commission Secretary signature blocks have removed.

Engineering Review Sue Pyles, Senior Staff Engineer

1. There is no detention facility proposed for the site. If there is none added, please remove that language.

The detention facility language has been removed.

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.

The access easement has been has changed to a sidewalk easement. A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "sidewalk easement" or by abbreviation "S.E." on the accompanying plat. This language has been added to plat as provided by Sue Pyles in an email dated October 5, 2022.

GIS Review Kathy Kraemer, GIS Technician

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.

The dedication now reads RAINTREE VILLAGE – LOT 1.