



July 26, 2023

Lee's Summit

RE: New Longview Townhomes
Olsson No: A21-02987

We are responding to comments from the Applicant's Letter dated July 07, 2023 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 do not hesitate to contact me by phone at (816) 442-6069 or by email at jholdcroft@olsson.com

Sincerely,
Olsson

James Holdcroft

Analysis of Final Plat: Hector Soto Jr

1. PARCEL NAMING. The City's naming convention is to reserve the use of the "tract" label for only parcels to be owned and maintained as common area. As such, only the parcels currently labeled as Tract A (the private streets and alleys) and Tract Q (the amenity area) shall retain the tract label. Rename Tract Q as Tract B. The remaining parcels currently labeled as Tract B through Tract P shall be renamed. Staff suggests renaming them Buildings 1-15 or Blocks 1-15.

-Change has been made using the Block naming convention.

2. PLAT TITLE. Revise the plat name to include the new building and tract designations previously commented upon to read, "Village at New Longview, Buildings (or Blocks) 1-15 and Tracts A & B."

Update all references to the plat title throughout the drawing to reflect the revised full plat title.

-Change has been made and all references to the plat's title have been updated.

3. DEDICATION PARAGRAPH. Add a "Building Lines" dedication paragraph to the drawing and include the following dedication language: "Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line or private street/alley."

-A building lines dedication paragraph has been added to the plat.

4. CITY SIGNATURE BLOCK. Replace the name of Ryan A. Elam, P.E. with Joshua Johnson, AICP for the Director of Development Services signature line on both plat sheets.

-Signature block has been updated with Joshua Johnson's name and title

5. COMMON AREA DEDICATION. Revise the common area tract dedication paragraphs on Sheet 1 to dedicate both ownership and maintenance responsibilities of said tracts to the homeowners association.

-Common area dedication has been revised.

6. ADDRESSES. Label the referenced parcels (as currently named) with their respective addresses as follows: Tract A - 400 SW Kessler Dr; Tract B - 441 SW Longview Blvd; Tract C - 440 SW Brummel Rd; Tract D - 455 SW Longview Blvd; Tract E - 450 SW Brummel Rd; Tract F - 441 SW Brummel Rd; Tract G - 440 SW Haverford Rd; Tract H - 451 SW Brummel Rd; Tract I - 450 SW Haverford Rd; Tract J - 441 SW Haverford Rd; Tract K - 440 SW Kessler Dr; Tract L - 484 SW Kessler Dr; Tract M - 468 SW Kessler Dr; Tract N - 3228 SW Longhorn Rd; Tract O - 3210 SW Longhorn Rd; Tract P - 3200 SW Longhorn Rd; and Tract Q - 460 SW Kessler Dr.

-Address have been labeled on the plat.

7. EASEMENTS. Each of the building footprint parcels has at least one general public general utility easement that runs through it. The boundaries of said easement(s) begins and terminates within the each parcel, but does not continue onto the abutting common area (Tract A) that contains the private street/alley and then connects to other building footprint parcels where those easements continue. Tract A isn't public right-of-way, so a defined easement needs to extend onto the common area to cover the public infrastructure that crosses the privately-owned common area.

-The intention for Tract A is to have a covenant for the tract that allows for the necessary easements and sidewalks to run as needed.

8. SIDEWALKS. - Show and label the existing and proposed minimum 5'-wide sidewalks along SW Kessler Dr and SW Longview Blvd.

- A sidewalk easement shall be required to be dedicated for any portion of a public sidewalk that extends onto private property. The following sidewalk easement dedication language shall be added to the plat if needed: "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 the abbreviation "S/E" on the accompanying plat."

-The intention for Tract A is to have a covenant for the tract that allows for the necessary easements and sidewalks to run as needed.

Engineering Review: Sue Pyles

1. All proposed easements should be shown with the same line weight and line type. Do not scale back any proposed easements.

-Easements are now shown as the same plot style.

2. Please revise the storm easement to be a utility easement.

-The storm easement in the southeast corner of the site has been revised into a utility easement.

3. Was the public storm sewer that was removed located within a public easement? If so, show on the plans and indicate it will be vacated.

-A relevant easement for that public storm portion did not appear in the title report therefor there is nothing to vacate.

4. There are no detention facilities located within the plat boundaries. Please remove the storm water conveyance note.

-Storm dedication note has been removed from the plat.