

March 25, 2025

Grant White, AICP
Project Manager – Development Center
City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
(816) 969-1205
E-mail: Grant.White@cityofls.net

PLAT NAME Longview Community Center
Application No# PL2025046
Date: March 25, 2025

Reference is made to your department's comments. Our responses to your comments are in red.

Planning Review:

1. The plat will need to include an ownership line for "JR College District of Metropolitan KCMO" as they are still a property owner. Added.
2. Update the City of Lee's Summit signature block by replacing "Joshua Johnson, AICP, Director of Development Services" with "Aimee Nassif, AICP, Interim Director of Development Services". Updated.
3. For the lot size, under the acreage, add the square footage as well. Added.

Engineering Review:

1. Show the stream buffer easement on the plat. The stream buffer easement shall be 60 feet on each side of the streambank. Measure from the streambank on each side and go outwards. Added.
2. Add standard stream buffer easement language to the plat. The following language shall be used on the plat to dedicate this easement: "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.”

Added.

3. It is unclear whether public sanitary sewer will be available for this site after platting. Show location(s) of existing sanitary sewer. The platted lot(s) shall have sanitary sewer availability in accordance with Unified Development Ordinance (UDO). If no access is available, an extension of sanitary sewer may be required prior to platting. Added sewer line work information.

4. Show locations of abandoned oil or gas wells. This area is located in an area historically used for production of petroleum. Added the note referencing the Missouri Department of Natural Resources web site and the GIS map of abandoned and producing oil and gas wells (WISDIM).

GIS Plat Review:

1. The second call after the POB has a different bearing legal vs dwg. I suspect the S00-19-34E on the dwg is correct, because the plat closes when I use that ITB but not within a foot when I use the ITB in the legal description. Corrected the call in the description to match the drawing.

Ricky E. Gard, PLS