

January 9, 2024

Mr. Gene Williams
City of Lee's Summit – Development Services
220 SE Green St
Lee's Summit, MO 64063

**RE: Cobey Creek 2nd Plat
Public Infrastructure Application
PRSUBD20245195**

OWN, Inc. has received your Comment Letter dated December 11th, 2024 and has the following comment responses in red:

Traffic Review (Erin Ralovo)

1. Improvements along 150 HWY should be included with this submittal. MoDOT will have to give final approval but the staff will need to review as well.

Response: Understood, refer to documents submitted to the portal on previous submission dated 11/22/2024 for the HWY 150 plans.

2. Staff is in discussions with MODOT about how to proceed with the traffic signal required at Sunset Ridge. Final approval will not be given before MoDOT advises how to proceed.

Response: Understood.

3. The merge lane for northbound traffic seems unnecessary. A single lane with a wider island may be a better fit.

Response: The merge lane is built for a future widening for development from the south or development of the commercial lots. Merge lane to be striped out until future expansion.

4. Striping for the extra widening should be yellow if on the left hand side of the roadway.

Response: Notes on sheet C213 have been changed to call out yellow lines.

10. Staff has spoken with MoDOT about the planned signal at Sunset Ridge and it has been determined that the signal will be required before occupancy of the project. Plans should be submitted to MoDOT for review and approval must be given to the City before approval is given on these plans with the understanding that construction is not required until a later time.

Response: Understood.

Engineering Review – Street and Storm (Gene Williams)

5. S denotes "slab" basement on the Master Drainage Plan. Is this what you intend? Assuming you wish to change this designation to represent a "standard" basement. Informational comment, and corrections required if appropriate. Otherwise, only slab on grade homes will be allowed without special permission from the designer.

Response: Note in legend on sheet C104 now states "Slab/Standard Basement Lot" to allow construction of basements on lots denoted with "S"

17. Cost estimate required prior to formal approval. Informational comment.

Response: Understood.

Water Utilities – Water Review (Kevin York)

1. Sheet C202: The 12" storm is not shown on profile view near Sta. 2+00. The storm pipe will be above the water main. Show in profile view. Correction required.

Response: Storm sewer crossing is now being shown in profile view on sheet C202. The water was brought further down to avoid the crossing.

Engineering Review – Sanitary (Gene Williams)

6. An MDNR permit shall be required for this project. Informational comment.

Response: Understood

Water Utilities – Sanitary Review (Amanda Bagwell)

1. Plans approvable subject to receipt of MDNR construction permit. MDNR concurrence letter to attach to MDNR construction permit application to follow by end of week. Informational comment.

Response: Understood

Please feel free to contact me with any additional questions or comments.

Thank you.

OWN, Inc



Jeff Bartz, P.E.