

August 27, 2025

City of Lee's Summit, MO
ATTN: Daniel Fernandez, Project Manager
220 SE Green
Lee's Summit, MO 64063

RE: PL2025009: Discovery Crossing

Own, Inc. has received your comments dated June 10, 2025 and has the following responses:

Analysis of Final Plat:

Engineering Review Susan Nelson, P.E. Senior Staff Engineer Approved with Conditions

(816) 969-1229 Susan.Nelson@cityofls.net

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits. **OWN response - Acknowledged**
2. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively. **OWN response – Acknowledged**
3. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer." **OWN response – The note has been added to the plat.**
4. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector. **OWN response – Acknowledged**
5. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit. **OWN response – Acknowledged**

(816) 969-1277 Kathy.Kraemer@cityofls.net

1. Please double check Lot 5, S81-48-43E/ 73.05 When I georeference the plat, that line measures closer to 67.5. When I draw the eastern lot line at 73.05, that lot line is like 5 feet off. **OWN response – A detail was added to the plat.**
2. Lot 9: Direction s/b S82-18-52E, and the first curve (R=1938/L=224.39) needs an ITB, as it is not tangent - **OWN response – The initial tangent bearing was added to the plat**

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

Sincerely,



Jeff Bartz, PE (OWN, Inc.)

