



KAW VALLEY ENGINEERING, INC.

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P.O. Box 1304
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January 22, 2019
A14D7067-1

Dawn Bell
Project Manager, Development Center
220 SE Green Street
Lee's Summit, MO 640653

**RE: Streets of West Pryor
Final Plat
First Submittal Comment Response**

Kaw Valley Engineering, Inc. (KVE) has received review comments dated January 4th, 2019 regarding the above referenced project. KVE has prepared the following in response to the comments pertaining to plans and/or other documents submitted by KVE **(in red)**:

Analysis of Final Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections

- Internal drives can be covered by a blanket cross access easement (see comment below for more detail).
A cross-access easement has been added to the Plat. The ECR includes additional information on cross-access.
- Please provide a review copy with the foot print of all buildings/structures, etc. as it relates to each perspective lot.
Provided via email to Dawn Bell on January 7, 2019.
- Do we know who will be listed on the plat as the property owner (s)?
The City is working on this per January 8, 2019 applicant's meeting in conjunction with final incentive requirements.
- Provide ownership affidavits for each owner.
Ownership affidavits provided under separate cover.
- Please provide a table of old lot #'s (as shown on the PDP) and the corresponding lot numbers that are now being platted in this Final Plat...are lot lines identical?
Provided via email to Dawn Bell on January 7, 2019.

Once we receive the footprints of building and the table mentioned above, staff will cross reference/double check the setback lines for each lot.

6. Has it been determined the responsibilities of pond maintenance? The pond is split in half.

Developer will be responsible for all pond maintenance, including portion of the south basin which will be owned by City. This will be arranged in the City/Developer Developer's agreement and the ECR. See attached Exhibit for description of City-owned area to be maintained by developer.

7. What is the purpose of ROW dedication in the small area on the south side of Lowenstein Dr.?

This has been revised – see Plat.

8. Please clarify how the Covenants and Restrictions will address the pond maintenance.

Pond Maintenance will be addressed in the City/Developer Developer's Agreement and the ECR.

9. Sheet 3. Provide a definition/language for the sidewalk easement.

Revised – see Plat.

10. Sheet 3. Provide the name of the POA

Added as "Streets of West Pryor" – see Plat.

11. Sheet 3. Provide language detail for the common area note.

Revised – see Plat.

12. Sheet 3. In the covenants paragraph, the property owner line is labeled over other language.

Revised – see Plat.

13. On all sheets revise the signature block for Robert G. McKay to remove the City Engineer reference title.

Revised – see Plat.

14. Is there a reason Tract B cannot be absorbed into another tract?

Tract B provided to maintain access to cell tower property.

15. Within the Curve Table, I didn't see reference to C1 and C2.

Revised – see Plat.

16. It appears there is a missing dimension on Tract A, north west corner.

Revised – see Plat.

17. Staff is curious why Lot 6 includes the private access drive to Lowenstien. Is this to use the Lowenstein street name for addressing/marketing?

This is based on contractual requirements with future lot owner.

18. Staff recommends a blanket cross access easement dedication language be added to the plat. The limits should be illustrated on the plat. The easement can exclude west portion of the plat that is remaining as Tracts.

A cross-access easement has been added to the Plat. The ECR includes additional information on cross-access.

19. Can a phasing plan be provided?

Detailed schedule provided under separate cover.

20. Staff is curious why Lot 5 is configured in such a way?

Lot configuration based on required parking.

21. Provide the sidewalk dedication as well as defining the sidewalk easement.

Revised – see Plat.

22. No final plat shall be recorded by the developer until the Director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

A final plat shall be approved and recorded prior to any building permits being issued.

Comment acknowledged.

23. Addressing shall be labeled prior to recording of the plat. Addresses will come under separate cover.

Addresses not yet received. Will be added p

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The sanitary easement locations can't be verified prior to submittal of sanitary sewer public improvement plans.

Sanitary easements have been updated based on initial Sanitary comments received January 16, 2019.

2. Remove proposed easement in Tracts A-C. When the plan for this area is more certain, the easements can be included on the replat of those tracts into lots.

Revised – see Plat.

3. Cite the source of the oil and gas well location information.

The Missouri Geological Survey records for oil and gas logs were accessed from the MDNR website. No logs from the site were found. The source has been cited on the Plat.

4. Master Drainage Plan Note:

- Revise the period (.) between "plan" and "unless" to a comma (,).
- Revise "City of Lee's Summit Engineer" to either "City of Lee's Summit City Engineer" or "City Engineer."

Revised – see Plat.

5. Include separate dedications for each type of easement shown on the plat.

Revised – see Plat.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. There may or may not be additional ROW dedication required at or near the intersections and turn lane improvements (especially the intersections of Summit Woods Xing and Lowenstien along Pryor Road). Additional comments pertaining to ROW limits and sidewalk easements depicted on the plat for dedication are contingent upon submittal and review of infrastructure/engineering plans.

Comment acknowledged.

2. The plat should show the ROW and easements located at the intersection of Pryor and Chipman, where a vacation of ROW is proposed, to ensure that remaining ROW and easements adequately include existing and future roadway, sidewalk, signal and lighting improvements, or such ROW dedication may be shown the plat as necessary.

Existing ROW and easements are shown on plat – See attached Exhibit of ROW vacation.

GIS Review

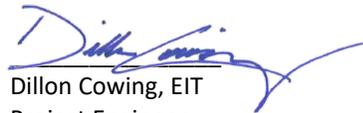
Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

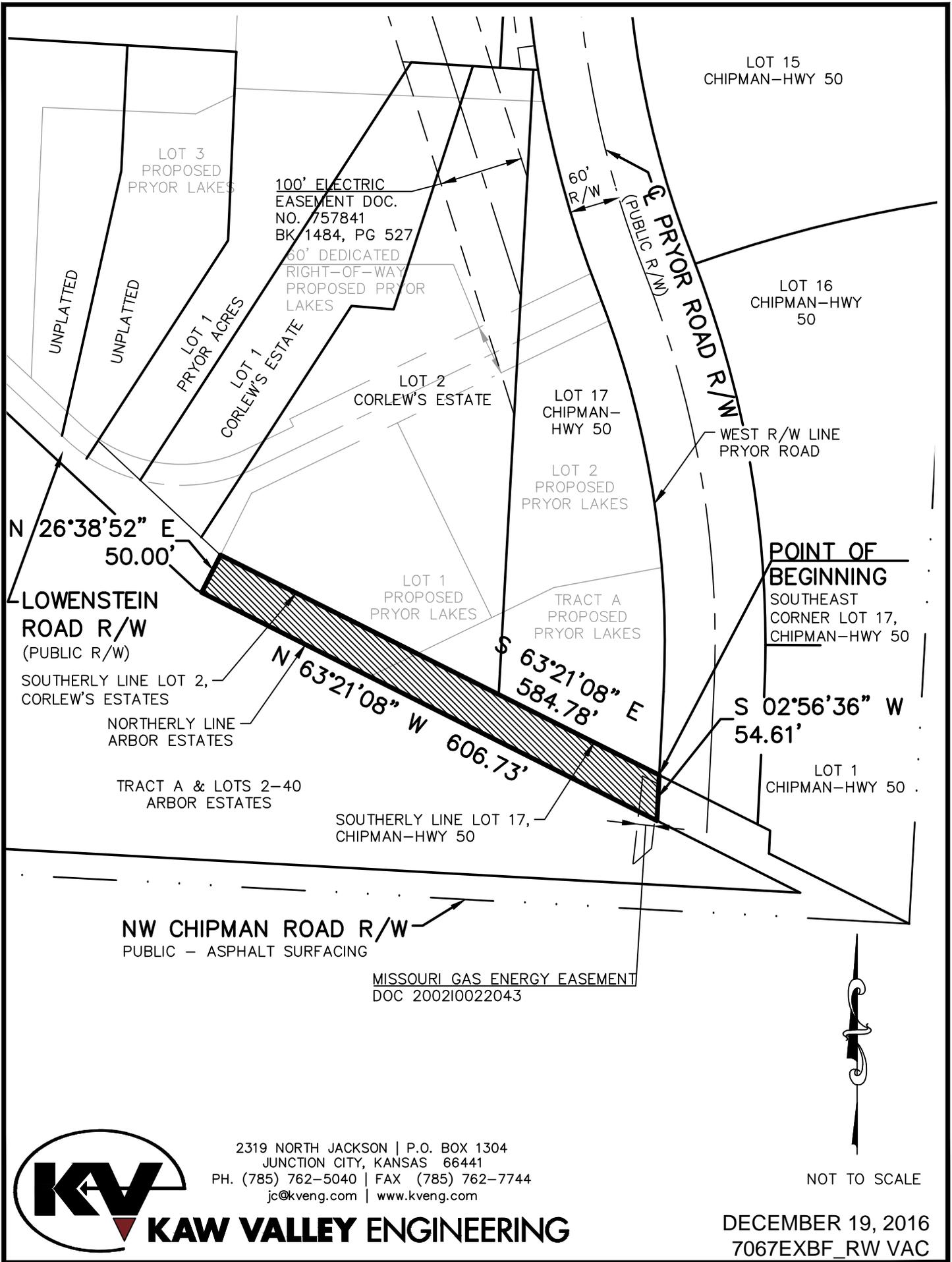
Pending

Kaw Valley Engineering, Inc. would like to thank you for your assistance thus far and please do not hesitate to contact us at (785) 762-5040 for any additional information.

Sincerely,



Dillon Cowing, EIT
Project Engineer



LOT 15
CHIPMAN-HWY 50

LOT 3
PROPOSED
PRYOR LAKES

100' ELECTRIC
EASEMENT DOC.
NO. 757841
BK 1484, PG 527

50' DEDICATED
RIGHT-OF-WAY
PROPOSED PRYOR
LAKES

60'
R/W

(PUBLIC R/W)
PRYOR ROAD R/W

LOT 16
CHIPMAN-HWY
50

UNPLATTED

UNPLATTED

LOT 1
PRYOR ACRES

LOT 1
CORLEW'S ESTATE

LOT 2
CORLEW'S ESTATE

LOT 17
CHIPMAN-
HWY 50

WEST R/W LINE
PRYOR ROAD

LOT 2
PROPOSED
PRYOR LAKES

N 26°38'52" E
50.00'

POINT OF
BEGINNING

SOUTHEAST
CORNER LOT 17,
CHIPMAN-HWY 50

LOWENSTEIN
ROAD R/W
(PUBLIC R/W)

SOUTHERLY LINE LOT 2,
CORLEW'S ESTATES

NORTHERLY LINE
ARBOR ESTATES

TRACT A & LOTS 2-40
ARBOR ESTATES

LOT 1
PROPOSED
PRYOR LAKES

TRACT A
PROPOSED
PRYOR LAKES

N 63°21'08" W
606.73'

S 63°21'08" E
584.78'

S 02°56'36" W
54.61'

LOT 1
CHIPMAN-HWY 50

SOUTHERLY LINE LOT 17,
CHIPMAN-HWY 50

NW CHIPMAN ROAD R/W
PUBLIC - ASPHALT SURFACING

MISSOURI GAS ENERGY EASEMENT
DOC 200210022043



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KAW VALLEY ENGINEERING

NOT TO SCALE

DECEMBER 19, 2016
7067EXBF_RW VAC