



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: March 20, 2020  
To: Shannon McGuire, Planner, City of Lee's Summit  
From: Doug Ubben, Jr., P.E., Phelps Engineering, Inc.  
CC: Cityscape Residential  
Re: Responses to City Comments  
Downtown Lee's Summit Apartments, PL2020027  
PEI # 171125

Shannon, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,  
Doug

### **Fire Review**

1. No Comments

### **Planning Review**

1. Please label the square feet for Lot 1.  
*Response: Label added under Lot # label.*
2. Please label the address of the lot, 114 SE Douglas St.  
*Response: Label added under Lot # label*
3. Please removed the Zoning note from the plat.  
*Response: Removed.*
4. Please show the location of all gas and oil wells on the property. In none are present please add a note stating such and cite your source of information.  
*Response: Gas Well Note added to the plat.*
5. Please show the location and width of existing and proposed sidewalks.  
*Response: sidewalk locations shown and labeled.*

PHELPS ENGINEERING, INC.

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6. Please show the location, purpose and width of all existing and proposed easements. Existing easements shall include references to the recorded document number, including book and page if any.

*Response: Proposed easements for waterline and sidewalks added. There are no existing easements.*

7. Certificate of approval to be signed and dated by City Clerk (Trisha Fowler Arcuri), City Engineer (George M. Binger III, P.E.), Director of Development Services (Ryan A. Elam, P.E.), and County Assessor or GIS Department.

*Response: Approvals added.*

8. The City certification statement should read as follows "This is to certify that the plat of "Downtown Lee's Summit Apartments" was submitted and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances".

*Response: Statement added.*

## **Engineering Review**

1. Easements along the periphery are normally required along all street frontage. If possible, the easements should be ten (10) feet in width.

*Response: The easement is not required in the downtown area per call with Gene Williams*

2. A public easement should be dedicated for the new 3 inch water meter vault.

*Response: A waterline easement has been added.*

## **Traffic Review**

1. No Comments

## **GIS Review**

1. No Comments