

December 10, 2020

Re: Highland Meadows 5th & 6th Plat

Anderson Engineering has received your comments dated November 29, 2020 and have the following responses:

City of Lee's Summit – Planning Review
Nelson, Victoria – (816) 969-1605

1. Street suffixes. The suffixes are incorrect on the drawing, from north to south 11th Street needs to come before 11th Terrace, then 12th Street.
The street suffixes have been revised.
2. Please remove the islands that are shown on SW Fiord Drive and SW 12th. **The developer has agreed to put all islands under a maintenance agreement with the city per the applicant meeting discussions on December 1st.**
3. Deciduous trees. The three deciduous trees need to be listed below need to be 3" minimum to meet UDO requirements. **The trees will meet all UDO requirements.**
4. Road Labeling. Please label SW Heather Drive. **SW Heather Drive has been labeled.**
5. Landscape. Please show quantity of trees. **Tree quantities have been added to Landscape Plan.**
6. Legend. Please show building line and utility easement. **Building line and utility easement line types have been added to the legend.**
7. Please submit an electronic copy of the legal description for the PDP. Microsoft Word document. The legal description can be emailed to the planner's email address above. **The legal description has been emailed to the planner.**
8. Bearings. Please show the bearings on the rezoning exhibit that depicts and includes the legal for the property that is being rezoned to RP-1. **Bearings have been added to the rezoning exhibit.**

City of Lee's Summit – Engineering Review
Pyles, Sue – (816) 969-1245

1. Please note that the construction of the entire length of Longview Blvd. will be required with the first phase of this PDP, currently shown as 5th Plat. **Per applicants meeting the developer and City will work together on an agreement to ensure funding to construct Phase 6 improvements at time of approval of phase 5.**
2. Please include a 5' sidewalk along Lots 180-184. **Sidewalk has been added to the plan.**
3. Why is the proposed sidewalk along SW 12th Street shown with a hatch pattern but no other sidewalk on the PDP is shown that way. **The sidewalk is now hatched.**
4. Sidewalk will be required along Tract I adjacent to Longview Blvd. **Sidewalk has been added to the plan per comment.**
5. The proposed sidewalk thru Tract J requires a sidewalk easement. **An 7' SW easement has been shown on the Plat.**
6. Show the existing sanitary sewer to the north along SW Fiord Drive. **Existing sanitary sewer has been added to the plan.**
7. Stormwater Drainage Study: **Stormwater Drainage Report comments to be addressed under separate response letter.**
8. Analysis of the proposed storm sewer system will be provided with the storm sewer engineering plans, and has not been included in this review. **Acknowledged.**

City of Lee's Summit – Traffic Review
Park, Michael – (816) 969-1820

1. The sidewalk in Tract J requires a sidewalk easement. **A 7' SW easement has been added to the Plat.**
2. The subdivision has an outstanding street light debt with the City for upgraded street lights that must be paid prior to the installation of additional subdivision lighting. If the continuation of upgraded lighting is desired, the bill must be paid in full and agreement revised to include 5th and 6th plats. **Acknowledged.**
3. There exists private property within the existing right-of-way along Longview Blvd. A license agreement should be executed with the City granting permission for those ROW encroachments or those encroachments must be removed (e.g. landscaping, irrigation, horse statues, etc.) **Acknowledged.**



4. Longview Blvd. will be required for 5th Plat and 6th Plat; whichever occurs first and independent of each plat. The extent of Longview Blvd. required as part of the 5th and 6th Plats extends from existing Longview Blvd. to the south property line of the Highland Meadows Development as planned. **Per applicants meeting the developer and City will work together on an agreement to ensure funding to construct Phase 6 improvements at time of approval of phase 5.**

If you have any further questions, feel free to contact me at 816-777-0400 or by email at pjoyce@andersonengineeringinc.com.

Sincerely,

Patrick Joyce, PE
Anderson Engineering Inc.
941 W 141st Terr, Suite A
Kansas City, MO 64145

