

January 28, 2021

Re: Highland Meadows 6th Plat

Anderson Engineering has received your comments dated January 22, 2021 and have the following responses:

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

1. Vicinity Map. Please show a north arrow on the vicinity map.
A north arrow has been added to the vicinity map.
2. Street Names. Please show the names of the streets. **The names of the streets have been added.**
3. Name on Dept Signature. Jackson County prefers not to have a name listed for the Assessor/GIS Dept signature line, just the department name. **Modified to suit preference.**
4. Easement detail. Please add a note to the ingress/egress easement across Tract J to make it clear to where it applies. The easement needs to be defined on the plat and dedicated. **Easement has been updated.**
5. Addresses. Please see the attached Addressed document for addressees. **Addresses have been added.**

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

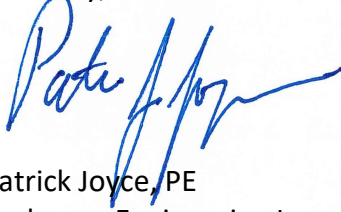
1. The plat references a Drainage Easement (D/E). but I don't see one shown. If not used, please remove the language from the plat. **Drainage Easement labels have been added for clarification.**
2. Please provide an easement along Longview Blvd. **Easement has been added.**
3. It appears that there are some storm sewer not centered in easements, which is required. Please revise either the easement of the storm sewer alignment. **The storm sewer pipes have been revised in the construction drawings to center them in the easement as shown.**
4. Please label the street names. **Street names have been added.**

City of Lee's Summit – GIS Review
Kraemer, Kathy – (816) 969-1277

1. Legal description has errors on the northwest plat. Dimension for bearing S26-56-00E; drawing shows 28.37, but legal says 38.37. Bearing S44-53-00E; drawing shows 71.49, but legal lacks any length. Drawing shows the following bearing to be S33-57-00W/distance 170.06; there is no bearing listed in legal. **Plat and legal description have been updated to be consistent and correct.**
2. What is the return radius on the cul-de-sac on 11th Terr. **Return radius has been added.**
3. Need distances on SW Fiord and bearing/distance on 11th St at that intersection of Fiord and 11th St. **Missing information has been added to the plan.**

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
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Kansas City, MO 64145

