



One Vision. One Team. One Call.

November 12th, 2021

1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Springfield, Missouri
Jefferson City, Missouri

Shannon McGuire, Planner
Development Services
Lee's Summit Missouri
220 SE Green Street
Lee's Summit, MO 64063
Email: Shannon.McGuire@cityofls.net
Direct Line: (816) 969-1237

RE: Summit Point 2nd Plat
Applicant No. PL2021415
CFS Project Number 215065

Shannon,

In regards to your November 5th, 2021 review comments we offer the following responses:

Analysis of Final Plat:

1. Please provide a signed and completed application form and ownership affidavit.

Will be provided with application

2. Please provide a legal description which describes the limits of the property in a selectable format.

Description provided in selectable format

3. Please label lot 1 with its area in sq. ft.

Lot 1 labeled

4. Please show the location of any oil and/or gas wells, if none are present please add a note stating such and cite your source of information.

Note added

5. Please show the location and width of proposed sidewalks. Easements shall be provided if public sidewalks are to be located on private property. Minimum sidewalk width shall be five (5) feet. Construction standards shall be in accordance with the "Design and Construction Manual".

Proposed sidewalks shown.

6. The easement dedication paragraph should read in part "Section 527.188 RSMo. (2006)..." You have added an extra "8".

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

Associates:
Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Gene E. Petersen, P.E.
Todd R. Polk, P.E.
Lucas W. Williams, P.E.

Corrected

7. Please update the city signature blocks to reflect the current city officials, Cynda A. Rader, Planning Commission Secretary & Trisha Fowler Arcuri, City Clerk.

Updated signature blocks

8. Please add the following signature blocks to the Certificate of approval section. Ryan A. Elam, Director of Development Services and Jackson County Assessor Office.

Added signature blocks

Engineering Review:

1. It would appear a CLOMR-F is needed. The plat should include notes concerning the acquisition of the CLOMR-F prior to any construction activities.

A LOMA has been received for the property and the note reflecting this has been added to the plat

2. Need to show sidewalk and ADA-accessible ramps for the cul-de-sac. In addition, it would appear right of way is not shown for the cul-de-sac.

Sidewalks and Right of Way added

3. Common property appears to be called-out on detention note. There is no common property. Please revise to state the property owner shall be responsible for ongoing inspection and maintenance.

Revised

4. A 15 foot minimum public utility easement is required along the street frontage of the entire cul-de-sac right of way.

Added 15 foot Utility Easement around Cul-de-sac

5. It would appear the flood zone should be shown in accordance with the study conducted to determine the base flood elevation in an unnumbered A Zone. Please revise the plat to show this delineation, along with appropriate base flood elevation callout. It should show at a minimum the highest base flood elevation for Lot 1.

Flood zone revised

Traffic Review:

1. Please show the proposed sidewalk and ramps.

Proposed sidewalks and ramp shown

GIS Review:

1. The state plane coordinates don't align within this plat. Coordinate 1 lands in Overland Park, regardless of applying grid factor. Also, when using your gps coordinates that do fall near this plat, they are off by almost 18ft compared to where they fall by using the STR quarter corners, bearings from the legal, and monuments.

Reviewed and verified coordinate values are correctly shown on plat

Fire Review:

No comments

If you have questions or require clarifications on our responses to the review comments please call or e-mail.

Sincerely,

Cook, Flatt, & Strobel Engineers, P.A.

A handwritten signature in blue ink, appearing to read "Ron E. Schroer", with a long horizontal flourish extending to the right.

Ronald E. Schroer, PLS
Survey Manager