

March 30, 2022

Scott Ready
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

**RE: PL2022085 – FINAL PLAT
LOTS 7B TO 7E, TOWER PARK COMMERCIAL PHASE 2
420 SW LONGVIEW BLVD., UNIT 100, LEE'S SUMMIT, MO**

This letter is in response to staff comments dated March 20, 2022 to which we have the following responses:

Analysis of Final Plat:

Planning Review	Victoria Nelson	Long Range Planner Corrections (816) 969-1605 Victoria.Nelson@cityofls.net
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1. Lot numbers. Following the City's naming convention for replatted property to use the existing lot number as the base for the new lot number, Lot 7B shall be renamed 7B-1. Lots 7C-7E shall be renamed 7A-1, 7A-2 and 7A-3. Please update all references to lots numbers throughout the document as needed to reflect the revised lot numbers.
Response: The lot numbers have been revised.
2. Plat title. Please revise the plat title to read, "Tower Park, Lots 7A-1 thru 7A-3 and 7B-1".
Response: The plat title has been revised.
3. Sidewalk easement. Please make a sidewalk easement comment to cover the existing 10' sidewalk. Sidewalk Easement Note:
A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "Sidewalk Easement" or by abbreviation "S/E" on the accompanying plat.
Response: Sidewalk easement and dedication verbiage has been added.
4. Developer Information. Please show the Applicant, Box Real Estate Development, name and address.
Response: Developer name and address added.

5. Locations and features. For the review period, please show the existing building located at 450 SW Longview Blvd like you did for 420, 340, and 440. Please show the entire rear drive aisle.

Response: Existing building on Lot 7B-1 is now shown.

6. Street name. Please show the "SW" prefix for the SW Tower Park Drive street label.

Response: SW prefix has been added.

7. Building setback. Please make a comment stating there is a 0' setback line.

Response: A building setback table has been added showing 0'.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please provide a Utility Easement for the public storm sewer located within the plat boundary, near the SE corner of Lot 7B.

Response: A Utility Easement has been added to the SE corner.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please title/dedicate the plat using the plat name first, rather than "Lots" as this helps with indexing at Jackson County. Example: TOWER PARK COMMERCIAL PHASE 2 LOTS 7B THRU 7E

Response: The plat title has been revised.

2. Ownership at the county is listed as Daves Roe Bodyshop, not Box. Also, the extra 40 feet into Longview Blvd is LS ROW. If this has been vacated, please provide the recorded document number.

Response: Execution for Dave's Roe Bodyshop, INC has been added. NLVC, LLC will own lots 7A-1 thru 7A-3. The ROW vacated is being submitted with the plat it is not recorded yet.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Thank you for your review, should you have additional comments please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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Principal / Sr. Project Engineer
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Enclosures