

July 22, 2022

**Re: Cobey Creek 2<sup>nd</sup> Plat**

Anderson Engineering has received your comments dated March 30, 2022 and have the following responses:

City of Lee's Summit – Planning Review  
Shannon McGuire – (816) 969-1237

1. Tract K has already been plated with the 1st Plat. Is there a completing reason to replat the tract? **The 1<sup>st</sup> plat did not dedicate this tract as a detention basin, rather it has is dedicated as common space. We are re-platting this area to clarify and re-dedicate the area as a stormwater detention tract.**
2. East of the future north south stub in the 3rd plat (adjacent to lots 221-232), SE Cobey Creek Rd will need to have a unique name for addressing reasons.  
**Acknowledged.**
3. The portion of SE Corbin Drive adjacent to lots 205-219 & 236-250 will need to have a unique name for addressing reasons. **Acknowledged.**
4. The bump out of SW Judd Court should remain SW Jud Circle (to be renamed).  
**Acknowledged and renamed to Indigo Street.**
5. The bump out of NE Cobey Creek Court should remain SE Cobey Creek Road (to be renamed). **Acknowledged and renamed to Fairbrook Drive.**
6. All directional suffixes in this subdivision shall be Southeast. **Acknowledged and revised accordingly.**
7. Please label the street names on all sheets. **Acknowledged and revised accordingly.**
8. Please label the area in square feet for each lot, parcel, or tract. **Acknowledged and revised accordingly.**
9. Please show the location of all oil and/or gas wells. If none are present, please add a note stating such and cite your source of information. **Acknowledged and note added.**
10. Please assign lot numbers to the commercial lots adjacent to MO-150.  
**Acknowledged and revised accordingly.**

11. Please update the Planning Commission Secretary signature block to reflect the current City official, Cynda Rader. **Acknowledged and revised.**
12. Please update Ryan A. Elam's signature block to reflect his correct title P.E. and Director of Development Services. **Acknowledged and revised.**
13. Please add the required signature block for the City Engineer, George M. Binger III, P.E. **Acknowledged and revised.**
14. The Section 527.188 RSMo. (2006) statement should be included with the easement dedication statement. **Acknowledged.**
15. Please included a note on the plat specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer. **Note has been added.**
16. Please ensure that the required sidewalks extend to the full limits of the plat boundary. Specifically, adjacent to lot 233, tract K (across from lot 220). **Sidewalks have been extended to the extent of the plat limits.**
17. Please show the required sidewalk adjacent to M-150 Highway. **Sidewalk has been added.**

City of Lee's Summit – Engineering Review  
Gene Williams, P.E. – (816) 969-1223

1. Please refer to the Cobey Creek 1st Plat. The large detention basin on Tract H on the 1st Plat has already been platted. Was this done intentionally? If not, please reconcile since this area, along with other adjacent portions shown on the 2nd Plat have already been platted under the 1st Plat. **The 1<sup>st</sup> plat did not dedicate this tract as a detention basin, rather it has is dedicated as common space. We are re-platting this area to clarify and re-dedicate the area as a stormwater detention tract.**
2. Please capitalize the "Master Drainage Plan" note since this is a document defined by Ordinance. In addition, please reference "the Master Drainage Plan for Cobey Creek 2nd Plat" to differentiate between other Master Drainage Plans (e.g., Cobey Creek 1st, etc.). **Acknowledged and corrected.**
3. An exclusive easement for sanitary sewer is required between lots 229/230 and lots 68/69. These easements are located on the sideyards, and present a challenge for Water Utilities for ongoing maintenance. The language to place on the dedication language is as follows: "Sanitary Sewer Easement: A permanent and exclusive



easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor." **These easements are no longer necessary per Water Utilities comments. Sewer Main has been revised accordingly.**

4. Please see Planning comment related to abandoned oil and gas wells. **Acknowledged and added.**

City of Lee's Summit – Traffic Review  
Brad Cooley, P.E., RSPI

1. The City will require proof of acceptance from MoDOT for any connection to the State Highway. **Acknowledged. Expecting to hear back from MoDOT any day.**

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

1. The ITB between coord 49 and 50 has S87-48-48E on the dwg and S87-44-48E in the legal. Please correct one so they match. **Acknowledged and revised.**
2. The coordinates are incorrect. **Acknowledged and revised.**
3. There is no ownership listed on this plat. **Acknowledged and added.**
4. Please provide distances on every road segment (example SE Cobey Creek RD near CC Ct lacks segment distances for both the curve where CC Ct intersects, as well as the straight segment north of Corbin St). Also, along Cobey Creek Rd at Jud. **Acknowledged and added.**



5. Please provide road widths along the irregular curves on Gillette and Cobey Creek Rd. **Since the road widths vary along the length of the curve, a width dimension wouldn't necessarily benefit the plat.**
6. Dimensions on lot 200 is wrong. Back of lot is more like 102 ft. **Acknowledged and revised.**
7. Dimensions on Cobey Creek Dr (curve) is incorrect. **Acknowledged and revised.**
8. Please label every street on each page. **Acknowledged and revised.**
9. On Cobey Creek Rd, there is a curve with radius 335 and length of 36.50, near the intersection with Gillette. I believe this radius is incorrect; when I georeference the drawing to the map, it goes off the centerline at that point. Also, it makes the centerline off by 2.5-3 ft in relation to the plat boundary. If I change the radius to 135, it once again aligns and puts the centerline at 25 ft. **Acknowledged and revised as necessary.**
10. The dimensions on Jud Road is incorrect. Where it comes off Cobey Creek Dr, the centerline should be 74 ft, not 62.77. **Acknowledged and added.**
11. There is a mislabel on lot 70. There are 3 curves, and one is mislabeled as a radius instead of a length. **Curve on lot 70 has been corrected along with labels.**
12. Please use tic marks throughout to indicate where one dimension starts and where it ends. For example, on pad 3, there is a straight segment near Carter Way. The street length of that segment is 105.94, but the pad length is 102.58 I'd need to use the tic marks to make sure it's drawn properly. This is especially important on the whole section at Gillette and Cobey Creek Rd with many dimensions and curves. **Tics have been added.**
13. Please label the "cut" on lot 72 with bearing and distance. **"Cut" has been labeled.**
14. Please provide lot dimensions along Cobey Creek Dr for lots 36, 37, 38, and 39. **Lot dimensions have been added.**
15. The outside plat dimension along M150 (682) on page 6 is incorrect. **Dimension has been revised.**
16. Please rename Jud Circle to 2 separate, distinct street names. **Street names have been changed to Indigo Street and Avital Street.**
17. The road segment on the northeast part of the plat currently named Cobey Creek Rd should be renamed to a different name. While a 3rd plat may connect them in the



future, addressing and 911 centerline ranges will be problematic because the street runs both north/south and east/west. This is also the case on Corbin Dr. Since there is already a n/s Corbin Dr, please rename the e/w portion of Corbin. **This segment has been renamed to Fairbrook Drive.**

18. Please check the back lot dimensions on lot 75. When I draw out this lot, the line measures 113.85, but the 2 dimensions listed equal 131.05. Same thing with lot 76: when drawn out using the listed dimensions, the line is 99.70, but it's too short. My line is 115.89. **Lot dimensions have been verified.**

19. Where is the ROW on Jud Rd? It's not listed on this plat. Because it looks like 25ft on the north side of the centerline, and 30ft on the south side of the centerline (using map measuring tools). **Right-of-Way on Jud Rd (currently under renaming process to be Kings Tree Drive) has been clarified and dimensioned accordingly. Total width is 55 ft, which is a continuation of the road stub that was platted with Phase 1.**

City of Lee's Summit - Fire Review  
Jim Eden – (816) 969-1303

1. NE Jud Circle is not an acceptable name. **Street name has been removed per Planning comments**

If you have any further questions, feel free to contact me at 913-284-9362 or by email at [gcates@ae-inc.com](mailto:gcates@ae-inc.com).

Sincerely,

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

