

September 8, 2022

Re: Cobey Creek 2nd Plat

Anderson Engineering has received your comments dated September 2, 2022 and have the following responses:

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

1. Tract K should to be included in the Common Area dedication paragraph along with tracts A and B. **Tract K now listed in the Common Area dedication paragraph.**

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

1. Sheet 5 of 6: For clarity, please add two (2) labels along the south side of Gillette St. and two (2) labels along the east and west side of Sunset Ridge, and one (1) label along the west side of Cobey Creek Dr. denoting "U/E". It is a little difficult to make this determination, and hoping this will clarify where the easements are located. Please revise. **Acknowledged. All labels added accordingly.**
2. "Corner" easements shown on the monument sign tracts should be labeled to avoid confusion. Please add a label and leader line to each corner specifying the fact these are "U/E"s. Please revise as appropriate. **Details added on Sheets 5 and 6 which show the "corner" easements for the monument sign tracts. Easements have been labeled along with a leader line.**
3. Ensure the monument signs are not encroaching within the limits of the "corner" easements. The monument sign application is currently under review, so please keep in mind the potential for Traffic, Planning, or Fire comments related to the monument signs that may cause the plat to change. **Acknowledged.**
4. Please be aware the email from Garrett Cates concerning the monument signs dated Aug. 29, 2022 appears to meet the requirements of Engineering in terms of setback from the water mains, but will need to be reviewed by Traffic, Planning, and Fire. We did notice, however, the "corner" easements within the tracts were not shown, but it did not appear the monument signs were located within them. This will eventually need to be corrected to show these "corner" easements within the tracts, but as previously discussed, comments shall be forthcoming on this application. **Acknowledged. "Detail A" and "Detail B" have been added on sheets 5 and 6 to**

show the “corner” easements.

5. Please call me if any clarification is needed concerning the “corner” easements and how to show them on the plat and the monument sign application. We are looking for a clear identification of the U/E along the corners of these monument sign tracts. **Acknowledged. Details on sheets 5 and 6 have been provided for added clarification.**
6. We are still awaiting MoDOT approval of the new access to the development. This shall be required prior to formal approval of the plat. **Acknowledged.**

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

1. Review and acceptance from the State is required. Any requirements presented by MoDOT will be subject to conditioning approval. **Acknowledged.**

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

1. The ownership at Jackson Co is both Clayton Properties AND JCM Development LLC. If ownership has transferred, please provide recorded document number of deed. **Please see attached deeds for ownership records.**

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

Sincerely,



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

