



March 27, 2023

Ms. Diana Johnson, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Summit Orchard Lot 4E-2 MP (City Application # PL2023035)
Lee's Summit, Missouri

Dear Ms. Johnson;

This letter is in response to your comments dated March 7, 2023. Below are your comments, followed by our response (in red).

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. ACCESS EASEMENT. Include the original access easement dedication from the parent plat for Summit Orchards to cover the shared driveway that runs along the northern part of the subject property, but will also cover cross-access between these two new lots.

RESPONSE: Provided. The Owner will provide cross access between the two lots.

2. ROW DIMENSIONS.

- Label the centerline for NW Donovan Rd as such. The labeled 65' ROW width for the street is correct, but the centerline only represents half the full width.

- The full ROW width for NW Chipman Rd is 130', but only 65' is labeled. Show and label the centerline and list the full 130' width.

RESPONSE: The dimension of 62.5' to the centerline of Chipman Road is consistent with the Summit Orchard plats by Scott Chrisman and Jim Anderson. The 130' full R/W width is added.

3. ADDRESSES. Label the lots with the respective addresses: Lot 4E-2B - 400 NW Chipman Rd; and Lot 4E-2A - 410 NW Chipman Rd.

RESPONSE: revised

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	no comments
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RESPONSE: thank you

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

It is preferable to omit the words "minor plat" in the dedication, as removing it makes for cleaner indexing at the County. "Summit Orchard Lots 4E-2A and 4E-2B" is preferred.

RESPONSE: revised

If you have any questions or require further information, please contact me at (816) 781-4200.

Sincerely,



Ronald L. Cowger, P.E.
Vice President

Encl.

cc: Tim Harris