

June 9, 2023

Diana Johnson
Lee's Summit – Development Services
220 SE Green Street
Lee's Summit, MO 64063

RE: Application Number: PL2023014
Minor Plat
HCA LSMC ASC
Response to Review Comments Dated 3/28/23

Dear Diana,

We are in receipt of Minor Plat comments regarding the HCA LSMC ASC project located at 1950 SE Blue Parkway. See below for your original comments and our respective responses.

GIS Review

1. Plat lacks dedication. Keep in mind to not use "minor plat" in the name as this doesn't index properly at Jackson County. "HCA Midwest Lots 1C and 1D" would be appropriate.
Response: The plat name has been revised.
2. Plat lacks ownership.
Response: An owner execution block has been added.

Engineering Review

1. A minimum ten (10) foot general utility easement is required along all street frontage. This would include Blue Pkwy. and Cumberland Dr. Please revise as appropriate.
Response: The utility easement has been added.
2. The horizontal limits of the stream buffer shall be shown on the plat, along with dedication language as follows: "In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them,

and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County."

Response: The stream buffer is now shown with the dedication language noted added.

3. It would appear an additional easement is required along the north side of Tract 1D to accommodate the sanitary sewer? Additional easement along Cumberland Dr. may also be required to accommodate the relocated sanitary sewer. Please revise as appropriate.
Response: The sanitary easement has been added.

4. Sidewalks appeared to be missing from the plat. Please evaluate and revise as appropriate.
Response: The sidewalks have been added.

Planning Review

1. LOT NAMING. To follow the City's naming convention, rename Tract 1C and Tract 1D as Lot 1C and Lot 1D. The City reserves the "tract" label for dedicated common areas to be owned and maintained by an HOA/POA. Update all references to the lot name throughout the drawing as necessary.
Response: The lot names have been revised.
2. PLAT TITLE. - To follow the City's plat title convention, revise the plat title to simply read, "HCA Midwest, Lots 1C and 1D". Include a "Minor Plat" header above the plat title. - Update all references to the revised plat title throughout the drawing.
Response: The plat title has been revised.
3. ADDRESSES. Label each lot with its respective address: Lot 1C - 1980 SE Blue Pkwy; and Lot 1D - 1950 SE Blue Pkwy.
Response: The plat title has been revised.
4. SIDEWALKS. - Show and label the existing sidewalks (including width) along the SE Shenandoah Dr, SE Blue Pkwy and SE Cumberland Dr Street frontages. The sidewalk along Shenandoah is 4' wide; the sidewalks along Cumberland and Blue Pkwy are 5' wide. - It appears from aerial photography that a portion of the Blue Pkwy sidewalk extends onto private property as opposed to being completely located within the public right-of-way. If the sidewalk does in fact encroach onto private property, then a sidewalk easement needs to be included with the proposed minor plat. The sidewalk easement dedication language to be included on the plat reads as follows: "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 abbreviated as "SW/E" on the accompanying plat."
Response: The sidewalks and notes have been added. The sidewalk easement has been added as well.



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210

5. CITY SIGNATURE BLOCK. - Replace the credentials "P.E." behind Josh Johnson's name with "AICP". - Revise the approval paragraph above the City signature block to read, "This is to certify that the minor plat of HCA Midwest, Lots 1C and 1D was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."
Response: The city signature block has been revised.

6. DEDICATION PARAGRAPHS. Include the following dedication language on the plat: - DEDICATION. The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as HCA Midwest, Lots 1C and 1D. - EASEMENTS. An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted. - BUILDING LINES. Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line. - Include a property owner signature line and accompanying notary paragraph.
Response: The dedication language has been added.

7. CONTACT INFORMATION. Add the name and address of the developer to the plat drawing.
Response: The contact information has been added.

8. OIL AND GAS WELLS. Add a note to the plat as to the presence or absence of any active, inactive or capped oil and/or gas wells located on the property. Cite the source of information used to make this determination. MoDNR has an online database of wells for the state that may be used as a reference.
Response: The note has been added.

If you have any questions on any of the above, please feel free to call me at 913-663-1900 or email me at eric.byrd@ibhc.com.

Sincerely,



Eric Byrd, P.E.
Senior Project Engineer