



July 11, 2023

Mike Weisenborn
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 6/20/23

Dear Mike,

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.

Planning Review

1. 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.

This previously made comment was only partially addressed for Lot 1D on the resubmittal and not addressed at all for Lot 1C.

Response: The sidewalk around Lot 1C has now been added.

2. DEDICATION PARAGRAPHS. Include the following dedication language on the plat:

EASEMENTS. Replace the general utility easement dedication paragraph with the City's standard dedication language that follows: "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, RS Mo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

Response: The language has been revised.

3. BUILDING LINES. Add the following building line dedication paragraph: "Building lines or setback lines are hereby established as shown on the accompanying plat and no building portion thereof shall be constructed between this line and the street right of way line."

Response: The language has been added.

Engineering Review

1. Stream buffer should be clarified on the plans. Suggest the following: add notation arrows to clarify the limits on the west and east side, revise the linetype and legend, or both. As shown, the dashed on the east side of stream is not defined. Please revise as appropriate.

Response: Additional notation and clarity has been added to define the stream buffer.

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



913.663.1900



ibhc.com



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