



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 3, 2024
To: City of Lee's Summit
From: Daniel Finn, P.E., Phelps Engineering, Inc.
Re: Responses to City Comments
PL2024066
Summit Fair, Lots 10D-10F
PEI #240017

Planning Review

1. VICINITY MAP. Change the "NE" street name quadrant prefix for Ward Rd to "NW". Also, add the "NW" prefix to the Chipman Road street name label.

Response: Updated.

2. STATE PLANE COORDINATES. Label the plat boundary corners with their respective coordinates.

Response: Updated.

3. LINEWORK. Dimension and label the dashed line with heavy line weight along the south boundaries of Lot 10E, Lot 10F; the east boundaries of Lot 10F and 10D; and the north boundary of Lot 10D.

Response: Dimensions and labels added.

4. SIDEWALKS. A 5' sidewalk is required along the entire length of the NW Chipman Rd and NW Ward Rd street frontages.

Response: Acknowledged and added to the plat.

5. SIGNATURE BLOCK.

Delete the signature line for the Mayor. Minor plats do not require the Mayor's signature for approval.

Response: Removed.

PHELPS ENGINEERING, INC.

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Replace the name of Ryan A. Elam, P.E. with the name of Joshua Johnson, AICP as the Director of Development Services.

Response: Updated.

Revise the approval language at the top of the City signature lines so it reads as follows: "This is to certify that the minor plat of Summit Fair, Lots 10D-10F" was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances."

Response: Revised.

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6. ADDRESSES. Label the following lots with their respective addresses: Lot 10F - 610 NW Chipman Rd; Lot 10E - 630 NW Chipman Rd; and Lot 10D - 740 NW Ward Rd.

Response: Addresses added.

7. ACCESS EASEMENT. A cross-access easement and cross-parking easement (if each lot doesn't self-park) shall be established as part of the subject plat. Should the required easements be established via a separate recorded document, a note shall be added to the plat referencing said recorded document along with the recording information from the County.

Response: Note added referencing the document which establishes cross-access and cross-parking.

Engineering Review

1. Please verify that the proposed easement for the proposed sanitary sewer extension is adequate in response to the Engineering Review – Sanitary Comments.

Response: Easement is adequate and has been adjusted, as needed, per the sanitary sewer comments.

GIS Review

1. Plat lacks state plane coordinates.

Response: Added.

2. Ownership at Jackson Co is Townsend Summit LLC and doesn't match the ownership on the plat.

Response: Acknowledged. WSD Partners, LLC will close on the property prior to recording of the plat.