

Response Letter for Replatting of Minor Plat for Lot 1 & Lot 2 Harriett Hills

Planning Review corrections:

1. Tract A has been changed to Lot 3 as requested.
2. The Plat has been retitled to: Harriett Hill 2nd Plat, Lots 1-3 as requested.
3. Bottom left block of original Minor Plat has been removed as requested.
4. Signature lines for the Mayor and Planning Commission Secretary have been removed as requested. And, the City Clerk's name has been changed to Trisha Fowler Arcuri. And the City Engineer's name is changed to George M. Binger III, PE as requested.
5. Colors of the plat have been changed to black to be less distracting.
6. The existing lot line (dashed lines) have been made less bold and are marked "old lot lines" as requested.
7. The site location map is now a drawing rather than an aerial as requested.
8. The surveyor added the coordinates based on the Missouri Coordinate System 1983 as per directed on the review document.
9. The language required in item 9 has been added to the Minor Plat.
10. The possible presence of oil and gas wells were researched by the surveyor through the Missouri Department of Natural Resources and found to not be present on the lots. The surveyor added language affirming that.
11. Square footage has been changed from gross and net to be the total square footage only.
12. The drainage notes required have been added to the Minor Plat
13. The typo has been fixed.
14. Surveyor confirmed and corrected the boundary lines on both the replatting and rezoning maps to make sure they match. Due to requests for less distracting colors, the surveyor made all lines black or light black. Both have been uploaded for your review.
15. The new addresses have been added to lot 1, lot 2 and the newly created/named lot 3 of Harriett Hills.

Engineering Review corrections:

1. On a separate drawing field survey both lot 1 and 2 of Harriett Hills to show where the current and proposed septic systems are located. Also mark where the water meter is located and line to the homes on lot 1 and lot 2.
 - a. The surveyor had marked the location of the water meters when he visited the property. He updated the plat map to include those locations and the lines to the homes.
 - b. Cathy Counti, the contact person for the applicant, met Robert Schumacher of Schumacher Excavating at the property to identify and measure the current septic systems on both lot 1 and lot 2. Mr. Schumacher then also measured out the proposed new locations that will be submitted for approval once the replatting is approved for lot 1 and lot 2.
 - c. 2 documents were uploaded for review. One details the current septic systems locations with measurements and the other document shows the proposed

locations. The septic systems can not be installed until the City of Lee's Summit approves the replatting of lots 1 and 2, the staking of the approved lots has been completed, and the septic engineer has completed the measurements/engineering from the stakes. Once these are accomplished Schumacher Excavating will seek the appropriate approvals from the city and county.

- d. At this time, the septic system for lot 2 is functioning, but is an older system. The seller has chosen to update/upgrade prior to sale of this property. This home is occupied.
- e. At this time, the septic system for lot 1 is not functioning. This home is vacant.

GIS Plat Review corrections:

- 1. The verbiage required has been added to the Minor Plat in the property description.

I hope that this answers all the questions. If not, please call me at 816-365-2225 and I will be happy to discuss any concerns.

Thank you,

Cathy Counti

cathy@askcathy.com

816-365-2225

President, Ask Cathy Marketing Group of Keller Williams Realty