



December 19, 2024

City of Lee's Summit
ATTN: Hector Soto Jr., Senior Planner
220 SE Green Street
Lee's Summit, Missouri 64063
RE: PL2024308 FinalPlat Cobey Creek Second Plat

Mr. Soto, below are OWN's response to the comments provided on December 10, 2024

Analysis of Final Plat:

Planning Review Hector Soto Jr. Senior Planner Corrections

(816) 969-1238 Hector.Soto@cityofls.net

1. DRAWING DATE. Fill in the drawing date in the Drawing Information box on Sheet 1. - **The date has been added.**
2. TRACT NAMES. The proposed plat shows tracts titled A through I. The proposed plat duplicates tract names that - already exist in the initial Cobey Creek, 1st Plat, namely Tracts D, E, G and H. Tract names cannot be duplicated. Re-label will different names that don't already exist. - **The tract names have been revised.**
3. PLAT TITLE. Include the proposed lot number and tract names in the plat title and update all references to the plat title on the drawing accordingly. The plat title shall be revised to read, Cobey Creek, 2nd Plat, Lots 31-91, 160-184, 297 & Tracts ___ (fill in blank with revised tract names). - **The plat title has been revised.**
4. PROPERTY LINE INFORMATION. Label the west property line dimensions for Lot 72 and Tract J. - **The dimensions have been added.**
5. STREET NAMES. 1) The proposed street segment named Madison Rd shall be changed to SE Carter Rd since it aligns with said street. 2) The proposed street segment along the south side of Lots 40, 51 and 65 named Carter Rd shall be changed because it does not align with the existing SE Carter Rd in the first plat or the preceding segment commented upon. 3) The proposed street name of Sunset Ridge shall be revised. "Ridge" is no longer an acceptable street name suffix in the city, unless it is an extension of a street already

named as such. 4) Add the SE directional prefix to all proposed street names. - The street names have been updated.

6. SIDEWALKS. Show and label all 5' sidewalks along all street frontages. - The sidewalks have been added to Sheet 1.

7. BUILDING LINES. Extend the 25' building setback line along the west street frontage of Lots 174-182. - The building setback line has been updated.

8. EASEMENTS. Label and dimension the 10' U/E along the north boundaries of Lots 162 and 163. - The utility easement has been labeled.

9. COMMON AREA TRACTS. 1) The common area note references a Tract K, but there doesn't appear to be a Tract K shown on the drawing. 2) A copy of the CC&Rs shall be provided for review to show that the newly created common area tracts are subject to the common area language contained in said document in accordance with UDO Section 4.290. - The callout for Tract K has been removed.

10. CITY SIGNATURE BLOCK. 1) Update the year in the plat approval language and the notary certification above the City signature lines from 2024 to 2025. 2) Change the Planning Commission Secretary name from Cynda Rader to Terry Trafton. 3) Change the name and title of the Director of Development Services to Aimee Nassif, AICP, Deputy Director of Development Services. 4) The City signature block and plat approval language is required to be included on each of the four (4) plat sheets. - The dates have been updated. The names have been updated. The City signature block has been added to all four pages.

11. ACCESS RESTRICTION NOTE. Add a note to the plat indicating that no direct vehicular access shall be allowed from Lots 31-45 and 174-184 onto SE Cobey Creek Dr. Label each affected lot with symbology or note that references to the access restriction note. - The access restriction note has been added.

12. ADDRESSES. Label each lot with its proposed address. A copy plat cover sheet marked up with assigned addresses has been uploaded and is accessible via the portal. The drawing is titled as the plat name and tagged with "addresses" at the end of the file name. - The addresses have been added to the plat.

Engineering Review Gene Williams, P.E. Senior Staff Engineer Corrections

(816) 969-1223 Gene.Williams@cityofls.net

1. Tracts B and C are listed within the dedication language as detention tracts. However, Tracts B and C are called-out at the new intersections at M-150 near the ADA-accessible ramps and are not stormwater detention tracts. Correction required. - The language has been corrected.

2. Why are tracts being being dedicated at both new entrances to M-150? There does not appear to be a compelling reason to dedicate tracts at these locations. Correction required. - The tracts are being dedicated for monument signs.

3. The tracts at the intersection introduce an issue with contiguous easement. A continuous easement from the right of way to the edge of the easement shall be established. As shown with the tracts, the easement is not contiguous with the right of way, and separated by a tract. Correction required. - **The extraneous easement lines on the east side of SE Cobey Creek Drive at the north side of 150 Highway have been removed. Additional dimensions have been added for clarification.**

4. In addition to showing sidewalks (see Planning comments related to sidewalks), show the general geometry of all ADA-accessible ramps on the plat. Correction required. - **The sidewalks have been added to the plat.**

5. Sheet 1 of 4: Common area note on right side of plat describes Tracts A, B, and K as stormwater detention tracts. Tract B is shown on Sheet 4 of 4 as a tract within the limits of the ADA-accessible ramp. Correction required. - **The note has been corrected.**

6. Ensure all tract callouts match what is shown on the dedication language on the right side of Sheet 1 of 4. Correction required.- **The note has been corrected.**

Traffic Review Erin Ralovo Senior Staff Engineer Erin.Ralovo@cityofls.net Corrections

1.. Please show all sidewalks on the plat. - **The sidewalks have been added to the plat.**

GIS Plat Review Kathy Kraemer GIS Technician (816) 969-1277 Kathy.Kraemer@cityofls.net Corrections

1. missing mete/bound on drawing: lot 162, between coord 30 and 31, Tract G south line - **The missing dimensions have been added.**

2. L1 drawing does not match the legal: 50.89 vs 50 - **Corrected.**

3. C/L of Sunset Ridge has 2 different bearings with the same distance. Which is correct? - **Corrected.**

4. Tract A is missing south and west dimensions - **The missing dimensions have been added.**

5. Something is off on lots 72, 73, 74, and tract J. The back lot line of tract J says it is 147.38, which matches the backs of lots 73 & 74. But VISIBLY on the drawing, those cannot be the same since the south lot line of tract J is further north than a length of 147.38 would suggest; it is closer to 140 than 147. Please check and revise. - **The missing dimensions have been added.**

If you have any questions in reference to the comments above, please do not hesitate to contact me.

Sincerely,

Samuel J. DePriest, PLS
Survey Manager
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OWN, Inc

