

February 10, 2025

Mr. Hector Soto Jr.
City of Lee's Summit – Development Services
220 SE Green St
Lee's Summit, MO 64063

**RE: Cobey Creek 2nd Plat
Final Plat Application
PL2024308 Cobey Creek 2nd Plat**

OWN, Inc. has received your Comment Letter dated February 4, 2025 and has the following comment responses in red:

Planning Review (Hector Soto Jr.)

1. COMMON AREA TRACTS. 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.

Response: Understood.

2. ADDRESSES. Revise address for Tract M from 3502 to 502, as it will be addressed off of SE Carter Rd (502 SE Carter Rd).

Response: Corrected.

3. PROPERTY LINE INFORMATION. Provide dimension and bearing information for the three (3) line segments that make up the right-of-way/plat boundary at the northwest corner of the subdivision, adjacent to the intersection of SE Cobey Creek Dr and SE Sunset Ridge Dr. This also applies to the angled (NE) corner of Lot 162 and south boundary of Lot 160.

Response: Corrected

Engineering Review (Gene Williams)

1. See separate pdf markup showing errors on the Final Plat. Changes were made to the plat from the previous submittal, but either did not resolve the issue or added to the problem. Tract I is called-out in the dedication language despite it not existing, "tracks" are called-out now rather than "tracts", "Track K" is now dedicated as a stormwater detention facility despite it being a monument sign tract. Correction required.

Response: Tract I located on the north side of the Plat. All Tract callouts have been corrected

2. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

Response: Understood.

3. A master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

Response: Understood.

4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Response: Understood.

Please feel free to contact me with any additional questions or comments.

Thank you.

OWN, Inc



Marshall Fief, E.I.

