



City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Response to comments dated April 16, 2025.

Application Number: PL2024012
Application Type: Minor Plat
Application Name: The Summit, Lots 1-3
Location: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

Responses in bold.

Planning Review

1. Please provide executed application and Ownership Affidavit forms. **NOTED**
2. Sidewalk width. Minimum sidewalk width shall be five feet. Please update the required sidewalk width adjacent to NW Ashurst Dr to meet this requirement. **UPDATED**
3. Please update the document to reflect the current year, 2025. **UPDATED**
4. Please update the city signature block to reflect the current city officials, Aimee Nassif, AICP, Interim Director of Development Services. **UPDATED**

Engineering Review

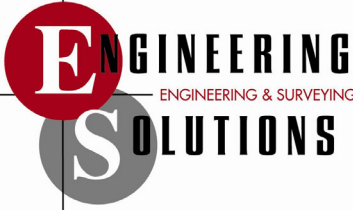
1. Five (5) foot sidewalks are required, not four (4) foot sidewalks as shown. Correction required. **UPDATED**
2. Water line extension plans are required prior to approval of this plat. Submit separate engineering plans for the water line extension from the existing end-of-line on Ashurst Dr., to the 12 inch main on View High Dr. **NOTED**
3. A minimum ten (10) foot general utility easement is required along the north side of Lot 1 along the entire Chipman Rd. frontage. Correction required. **UPDATED**

GIS Plat Review

1. The point of beginning does not take into account the ROW that was taken in 2021. From the POB you list, there was actually 22.31 ft (503-21-00W). And there is no verbiage that allows for dedication of roads or "except that part in the public ROW" to allow this.

Please adjust the pob and the west line of Lot 1 to 550.22. **UPDATED**

2. Please remove the reference on the south line lot 3 dimension 1328.77 **REMOVED**
3. Missing dimension on south line Lot 2, all along south line Lot 1, north line Lot 3. **ADDED**



4. The east line of Lot 2 is not correct. It measures appx 300 ft (see west line dim) and there are only dimensions for 232 ft of it. I suspect the N03-31-59E is incorrect dimensionally, and possibly directionally, as it does not appear parallel to the previous course of N03-31-59E 38.201 and goes in a more northwesterly direction than a northeasterly direction. When georeferenced, the line definitely looks off right there. **UPDATED**

5. Due to errors and imprecise language of the historical legal, it is preferable to describe this property by metes and bounds. It is fine to leave these historical descriptions, but followed by "more particularly described as follows" and then the actual metes and bounds on this plat. Also, the description has numerous spelling errors that should be fixed if any part of this historical legal is used. **NOTED**

Please review the revised Civil Plans and direct any comments to Matt Schlicht
Thank you,

Matthew J. Schlicht