

April 22nd, 2025

Mr. Scott Ready
City of Lee's Summit – Project Manager
220 SE Green St
Lee's Summit, MO 64063

**RE: Cobey Creek 2nd Plat
Cobey Creek Clubhouse and Outdoor Pool
PL2025041**

OWN, Inc. has received your Comment Letter dated December 13th, 2025 and has the following comment responses in red:

Planning Review – Hector Soto Jr.

1. PLATTING. The Community Center is proposed on a partially platted piece of property. No building permit may be issued for the subject property until such a time as the associated plat titled Cobey Creek, 2nd Plat is approved by City Council and recorded with the County.
Response: Acknowledged.
2. LOT INFORMATION. Label the lot line dimensions and bearings on the site plan.
Response: Lot line dimension and bearings have been labeled on the site plan. Ref: C100
3. STREETS. Label the right-of-way widths for both SE Cobey Creek Dr. and SE Carter Rd.
Response: Right-of-way widths have been labeled for SE Cobey Creek Dr. and SE Carter Rd. Ref: C100
4. SIDEWALKS. Label the widths of the public sidewalks along both SE Cobey Creek Dr. and SE Carter Rd. 5' sidewalks are required along both street frontages.
Response: Public sidewalks widths have been labeled. Ref: C100
5. RETAINING WALLS. The plans show a retaining wall to be constructed within the 15' U/E along the west property line. The City's Encroachment Policy does not allow retaining walls to be constructed within a utility easement.
Response: The grading has been revised to eliminate the retaining wall. Ref: C101
6. LIGHTING. 1) Submit a photometric plan compliant with UDO Section 8.230 that indicates the foot-candle levels throughout the site and at the property lines. The maximum allowed vertical foot-candle at a property line shared with a residential property is 0.5 foot-candles, measured at 3' above finished grade. 2) The lighting plan shows a total of 3 pole-mounted lights being used on the site. What, if any, wall-mounted light fixtures will be used on-site? Any wall-mounted light fixtures shall comply with UDO Sections 8.260, 8.270 and 8.280. Please note that lighting of the swimming pool area, except by low level bollard lighting or wall pack with 90-degree cutoffs, shall only be provided by special use permit.
Response: 1. & 2. A photometric plan compliant with UDO Section 8.230 has been included. Ref: Cobey Creek Clubhouse Photometric Plan

7. TREE PLANTING AREAS. Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs. The island on the west side of the entrance into the northern parking lot section doesn't meet the minimum 10' island width requirement, nor the minimum 4' separation between the tree location and the nearest edge of pavement.

Response: The landscaping plan has been revised to relocate the tree located on the west side of the western entrance. Ref: Cobey Creek Clubhouse Landscape Plan

8. ZONING. Revise the zoning information listed on Sheet C100 to include PMIX (Planned Mixed Use). The property is zoned PMIX, but is also located within the M-150 CDO as currently listed on the plan sheet.

Response: The zoning information listed on Sheet C100 have been revised to include PMIX. Ref: C100

Engineering Review – Gene Williams

1. Shet C103: 1. Private sanitary sewer lateral is shown with a direct-connection to a public sanitary sewer manhole. A wye shall be required to a minimum of 4 feet from the outside of the manhole as measured to the first part of the wye (not the center of the wye). 2. Private storm structures are shown within a public easement. Private storm structures shall be outside the limits of easements. 3. The stormwater system on the north side of the project along the property line shall be public, and shall require the submittal of separate public stormwater plans.

Response: 1. Acknowledged. A wye connection will be shown over 4' from outside of the manhole. Ref: C103 2. The public storm shown within the public easement will be installed with Cobey Creek 2nd Plat construction. Private storm will be installed on the Clubhouse Lot outside of the public easement and will tie into the public storm system. Ref: C105 3. The public storm shown on the north side of the project was approved with Cobey Creek 2nd Plat – Street & Storm plans and will be installed prior to work on the Clubhouse.

2. Sheet C100: 1. A versalock retaining wall is shown encroaching into a public easement. Retaining walls shall be outside the limits of any easement, including the foundation of the retaining wall. 2. If retaining wall is proposed anywhere on the site, provide a drawing of the retaining wall in profile. 3. PCC KCMMB concrete shall be required from the right of wall line to the sawcut on all commercial entrances.

Response: 1. 2. The grading has been revised to eliminate the retaining wall. Ref C101 3. PCC KCMMB concrete has been called out in the right-of-way. Ref: C100

3. Sheet C106: 1. Typical section view of pavement was missing the KCMMB designation for asphaltic concrete. KCMMB asphaltic concrete shall be required and shall be noted on the plans. 2. Typical section view of pavement section was missing geogrid or chemically-stabilized subgrade. 3. Typical section view shows 12 inches of aggregate, which is more than required by the Design and Construction Manual. Although this is acceptable, it is worth noting. 4. Subgrade shall be extended a minimum of one (1) foot beyond the back of curb, and either show this on the City standard detail, or provide a separate typical section showing the minimum extension.

Response: 1. Typical section has been revised to call out KCMMB designations. Ref: C108 2. Geogrid has been added to the pavement section. Ref: C108 3. Typical sections have been revised to 6" of aggregate to match the Design and Construction Manual. Ref: C108 4. Subgrade has been called out to extend minimum 1' beyond back of curb. Ref: C108

4. The following sheets were missing: 1. Detail plan sheet of all ADA-accessible ramps and five (5) foot ADA-accessible routes across the new commercial entrances, including elevation callouts and slope callouts. Generic detail is not sufficient. 2. Plan and profile views of the private storm system, including superimposition of the design HGL on the profile view and the word "PRIVATE" on the profile view. 3. Stormwater calculations in the form of a table.

Response: 1. An ADA detailed grading sheet has been added to the plan set. Ref: C103 2. Plan and Profiles of the private storm line have been provided. Ref: C105 3. Stormwater calculations were provided for these lines in the Cobey Creek 2nd Plat – Street and Storm plans. The private lines were included in the design of the public storm system, and calculations for them have been approved and can be found there.

5. Sheet C101: 1. Turning spaces at the junction of the public sidewalk and the private sidewalk serving the playground shall be required, and shall be detailed on the plans with slope callouts. Slope shall be less than 1.5% in all directions, including the diagonal. 2. Turning space west of the westernmost commercial entrance where the public sidewalk intersects with a private sidewalk shall be detailed on the plans with slope callouts.

Response: 1. The turning space at the junction of the public sidewalk and private sidewalk serving the playground has been detailed and noted. Ref: C103 2. The turning space west of the westernmost commercial entrance have been detailed. Ref: C103

6. SWPPP may be required if site disturbed area greater than 1 acre.

Response: The clubhouse lot is included in the Cobey Creek 2nd Plat SWPPP.

7. Signed and sealed itemized cost estimate required prior to formal approval, and shall include sitework. In lieu of a signed and sealed cost estimate, an itemized contract may be submitted.

Response: A signed and sealed Engineers Opinion of Probable Cost was included. Ref: Cobey Creek Clubhouse - Engineers Opinion of Probable Cost

Fire Review – Jim Eden

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Response: Acknowledged.

2. Designs for sport court not provided. Action Required: Comment is informational. If fence is taller than 6' and is built such as that it would see a wind load a complete engineered design will be required.

Response: Acknowledged.

3. Water tap and pipe between main and meter must be 2"

Response: Water tap and pipe are 2". Ref: C104

4. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1 through 708.1.11. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access. Action required: Provide a cleanout close to where sanitary leaves the building and then at maximum 100' spacing in yard.

Response: Cleanouts have been spaced within 100' and a cleanout was provided close to where the sanitary leaves the building. Ref: C104

5. Unified Development Ordinance Article 8, Section 8.180.F Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (condensing units, etc.)

Response: Mechanical equipment will be screened with landscaping per Article 8. Section 8.180.F. Ref: Cobey Creek Clubhouse Landscape Plans.

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

Thank you.

OWN, Inc

A handwritten signature in blue ink that reads "Jeff W Bartz". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jeff Bartz, P.E.

