

July 17, 2025

City of Lee's Summit, MO
ATTN: Daniel Fernandez, Project Manager
220 SE Green
Lee's Summit, MO 64063

RE: PL2025009: Discovery Crossing

Own, Inc. has received your comments dated June 10, 2025 and has the following responses:

Analysis of Final Plat:

Fire Review	Jim Eden, (816) 969-1238	Senior Planner Jim.Eden@cityofls.net	No Comments
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1. Correct the quadrants on the street names to NE

OWN Response: The street names have been updated where appropriate.

Planning Review	Hector Soto, Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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1. SIDEWALK EASEMENT. Remove the Sidewalk Easement dedication paragraph from the drawing since the shared use path will no longer encroach onto private property due to the dedication of additional ROW width along NE Colbern Rd.

OWN Response: The sidewalk easement language has been removed.

2. COMMON AREA. A copy of the CC&Rs for the development shall be provided to review for compliance with the common area requirements of UDO Section 4.290. The subject plat will not be released for recording until such time as staff reviews and approves the CC&Rs for compliance with said common area requirements..

OWN Response: The CC&Rs will be provided.

3. CROSS-ACCESS. No dedication language is provided on the plat for the access easement to Tract B through Lots 7 and 8. Provide dedication language for said access easement, including the grantee of said easement since it is not for general public use.

OWN Response: This CROSS ACCESS language has been updated.

4. ADDRESSES. Addresses for the lots and two tracts have been assigned and are available via the application portal under the title "Discovery Park Crossing Final Plat -- addresses". Add the assigned addresses to the their respective lots and tracts on the final plat drawing.

OWN Response: The addresses have been added.

Engineering Review Susan Nelson, P.E.
(816) 969-1229

Senior Staff Engineer Corrections
Susan.Nelson@cityofls.net

1. As previously mentioned, this plat requires coordination with the City roadway project. The following comments have not been adequately addressed, please revise and resubmit. The new right-of-way line and the utility easements are not shown correctly.

OWN Response: Both the plat and the engineering pans have been revised to reflect the roadway improvements.

2. Right-of-way and utility easements must be modified along Colbern Rd. to accommodate the widening for the added turn lanes and shared-use path. Show and label all right-of-way and utility easements (existing and proposed) with appropriate documentation throughout the entire plat both along Colbern Rd. and Douglas St

OWN Response: The right-of-way and utility easements have been modified on both the plat and the engineering plans.

3. The new right-of-way should extend one foot beyond the 10-foot-wide shared use path. The utility easement should extend a minimum of 10 feet beyond the new right-of-way.

OWN Response: The right-of-way has been revised a 10-foot utility easement has been added along the right-of-way.

4. Incorporate these right-of-way and utility easement additions throughout all development plan sets. Be sure that all linework is clearly labeled to identify what is being represented

OWN Response: The development plans and plat have been revised.

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

GIS Technician Corrections

1. Please double check all dimensions on the new ROW near lots 5,4, and 3:

S81-48-43E 73.13 for lot 5, 10.12 for lot 4

S88-00-37E 225.89 for lot 4, 50 ft for Discovery Ave, 6.69 for lot 3 -

R37/26.36 for lot 3

I just want to make sure those dimensions are correct for each lot.

OWN Response: The dimensions have been revised as noted above except for the distance along Lot 5 being 73.05'

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

Sincerely,



Jeff Bartz, PE (OWN, Inc.)

