



April 23, 2020

Mike Weisenborn, Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: WOODLAND GLEN 2<sup>ND</sup> PLAT FINAL PLAT PL2020037**

Dear Mike,

This letter is regarding the above referenced Staff Comments dated April 6, 2020 to which we have the following responses:

**Analysis of Final Plat:**

<b>Planning Review</b>	Hector Soto Jr.	Planning Corrections	Division (816)	Manager 969-1238
<a href="mailto:Hector.Soto@cityofls.net">Hector.Soto@cityofls.net</a>				

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1. RIGHT-OF-WAY. Remove the ROW shown between Tract C2 and Lot 41. A 55' access easement and drive already exists to provide and maintain access to the City's Water Utilities facility. Extend the boundary of Tract C2 to capture this property, or it can be made a stand-alone tract.

[Response: Tract C2 has been extended to Lot 41, removing the ROW for 14<sup>th</sup> Street East of SW Winthrop.](#)

2. TURNAROUND. A turnaround is required for the street segment north of SW 14th St. The preliminary development plan/preliminary plat showed that an off-set bulb would be provided. An easement is necessary to cover the portion of the bulb that extends outside of the right-of-way.

[Response: The turnaround has been moved within the plat boundary and a temp. turn around easement has been added on Lot 43.](#)

3. STREETS.

- Name the north-south street. The Fire Dept will review the proposed name for approval.
- Label the SW Ward Rd centerline.

[Response: The North-South Street has been named \(SW Winthrop Terrace\). The CL of SW Ward Road has been labeled on both sheets.](#)

4. SIDEWALKS.

- Show and label the existing sidewalk along SW Ward Rd and both sides of SW Winthrop Dr.
- Add a 5' sidewalk to the south side of SW 14th St.

[Response: The above sidewalks have been added.](#)

5. PROPERTY LINE INFORMATION. Label the rear property line dimension for Lot 34.

[Response: The rear line for Lot 34 has been dimensioned.](#)

6. COMMON AREA. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document.

[Response: The above requirement has been added to the Restrictions on the plat.](#)

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#### 7. LINEWORK.

Identify the unlabeled dashed line that scales 5' south of the plat's northern boundary.

**Response:** The 5' U/E along the Northern boundary has been labeled.

- Label the 10' U/E at the front of Lot 42.

**Response:** The 10' U/E at the front of Lot 42 has been labeled.

- What does the dashed line that runs south of Coordinate Point #3 signify?

**Response:** The dashed line South of Point #3 is a line between two (2) separate 25' W/E easements both recorded in Book 20021 at Page 00800993.

The overlapping dashed lines signifying the 15' building line and 15' water line easement across the northern boundaries of Lots 41 and 46 appear solid and give the impression of a property line. Revise.

**Response:** Revised.

- Overlapping dashed lines signifying the limits of a 55' access easement and 15' water line easement across Lots 41, 46 and right-of-way appear solid and need to be changed to dashed so as not to look like a lot or right-of-way boundary.

**Response:** The South line of the 55' access easement and the North line of the 15' water line easement are the North lines of Lots 41 and 46. No revisions made.

- There is an unidentified dashed line that scales 10' south across the north boundary of Lots 41, 46 and right-of-way.

**Response:** The line has been labeled (5' W/E)

#### 8. ADDRESS. Add the following addresses to their respective parcels:

- Lot 34 - 1443; Lot 35 - 1437; Lot 36 - 1431; Lot 37 - 1425; Lot 38 - 1419; Lot 39 - 1413; Lot 40 - 1407; Lot 41 - 1401;

Lot 42 - 1331; Lot 43 - 1330; Lot 44 - 1336; Lot 45 - 1342; Lot 46 - 1400; Lot 47 - 1406; Lot 48 - 1412; Lot 49 - 1418;

Lot 50 - 1424; Lot 51 - 1430; Lot 52 - 1436; Lot 53 - 1442; Lot 54 - 1448; Lot 55 - 1454; Tract A2 - 1453; Tract B2 - 1449; Tract C2 - 1337; Lot 56 - 1505; Lot 57 - 1509; Lot 58 - 1513; Lot 59 - 1512; Tract A3 - 1501; Tract B3 - 920.

**Response:** Addresses have been added.

#### 9. NO ACCESS.S

- Add a note restricting vehicular access from Lots 55 and 59 to SW Winthrop Dr.

- Add a note restricting vehicular access from Lots 43-55 to SW Ward Rd.

**Response:** "Limited Access: No driveways for lots will be allowed to access SW Winthrop Drive, SW 14th Street or SW Ward Road." Note has been added under Restrictions.

- Add a reference to the aforementioned notes on each affected lot.

**Response:** A reference to Limited Access is noted on each affected lot.

#### Engineering Review

Sue Pyles, P.E.  
(816) 969-1245

Senior Staff Engineer  
[Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net)

Corrections

1. As previously requested - Label SW Winthrop Terrace. **Response:** SW Winthrop Terrace has been labeled.

2. As previously requested - Terminate SW 14th Street at SW Winthrop Terrace. This area could be included in Tract C2 or platted as a separate tract. The existing Access Easement in this area will remain, since there will be no

Right-of-Way dedicated. **Response:** SW 14<sup>th</sup> Street has been terminated at SW Winthrop Terrace.

3. As previously requested - Replace note regarding the detention facilities with the following:

- All storm water conveyance, retention, or detention facilities to be located on common property shall be owned

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and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the

{property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are

fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code. [Response: Detention note has been replaced with above.](#)

4. As previously requested - The regulated floodplain boundary is shown within Tract B2 on our internal mapping system. These boundaries, however, are approximate. Because the Zone AE (regulated) boundary is so close to platted lots, please show on the next submittal. [Response: Zone AE has been added and labeled.](#)

5. Please provide a copy of the 40' W/E, I can't locate it by the document number shown and the limits need verified. [Response: A copy of the 40' W/E has been provided.](#)

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)

Corrections

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2. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. [Response: Temporary turn around has been added to the North end of SW Winthrop Terr..](#)

Action required: Provide an approved temporary turn around in accordance with the City of Lee's Summit Design and Construction Manual at the end of the un-named street. Provide a street name.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer <a href="mailto:Michael.Park@cityofls.net">Michael.Park@cityofls.net</a>	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1877	GIS Technician <a href="mailto:Kathy.Kraemer@cityofls.net">Kathy.Kraemer@cityofls.net</a>	Corrections
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1. Distance on SW Winthrop is 128 on dwg, 180 in legal.  
[Response: The legal has been corrected to match the dimension.](#)
2. POC from former 3rd plat is still referenced on plat. Please remove.  
[Response: The POC has been removed from the SW corner of the NW ¼.](#)
3. The final plat should have addresses on lots or an address table.  
[Response: Addresses have been added to Lots and Tracts.](#)