



July 1, 2020

Lee's Summit City Hall
LSMO Development Services
Attn: Shannon McGuire
220 SE Green
Lee's Summit, MO 64063

RE: Woodside Ridge 1st Plat

We are responding to the Final Plat Applicant's Letter dated May 7, 2020 and are submitting with this letter revised plans. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in black ink that reads "Nelson Willoughby". The signature is fluid and cursive.

Nelson Willoughby

Final Plat Comments

Planning Review

1. Applications for the vacation of the existing easements have not been submitted. Applications need to be submitted prior to approval of the plat.

Applications for the Water Easement and Ingress/ Egress Easement Vacations were submitted on June 22, 2020.

Engineering Review

1. Please add the standard stream buffer note to define the stream buffer. This standard note has been approved by our Law Department and should be used verbatim. If you do not have a copy of this note, please contact the Project Manager for the standard language used to define the stream buffer.

The details of the stream buffer note have not been finalized.

GIS Review

1. Please provide ITB for street centerline on western edge of Killarney.

The ITB on the Western most centerline curve (Intersection of the of the street centerline of NW Killarney Lane and the western edge of the plat boundary) is S81°05'01"E which is displayed on sheet 4 of 6. This ITB matches the Northerly right of way line of NW Killarney Lane/ Westerly plat boundary as displayed on sheets 1 and 4 of 6. FYI, the ITB that runs East to West on this same centerline curve is N47°18'59"W, which is not displayed.

2. The bearing on Ambersham just NE of Killarney has an incorrect distance. Instead of 180.45, I believe it should be 150.45.

The distance of 180.45 is correct. The Northwesterly and Southeasterly right-of-way line is a 25 foot offset on each side from the centerline of NW Ambersham Drive. The following distances for the abutting Lots are as follows: Lot 95 the distance is 81.20 feet, Lot 94 the distance is 80.00 feet, Lot 93 the distance of 10.61 feet, Lot 116 the distance is 120.24 feet and Lot 117 the distance is 48.58 feet. The distance South of the intersection of NW Ambersham Drive and NW Killarney Lane at Lot 95 is 8.63 feet and at Lot 116 is 11.62 feet.

3. Plat does not close. I believe the ITB on Killarney (near coordinate 23) in incorrect. It needs bear more northeasterly. For example, when I change the IBE to S81-05-10E, the plat closes (x=0.03, y=0.084).

The ITB has changed from S68°35'29" East to S81°09'01"E.

4. Please change the direction of the 2nd curve in the legal description to RIGHT.

The legal description has changed from left to right in the 2nd curve in the legal description.

5. Please confirm that the bearing between coordinates 9 and 10, 11 and 12, and 13 and 14 should be S04-27-05W instead of S04-27-07W, a difference of 2 seconds. The same with the bearing between 12 and 13, also being a difference of 2 seconds from previous version. This change will not affect closure, it's just such a small change I want to verify it.

Yes there was a change from S04-27-07W to S04-27-05W from the initial submittal on November 30, 2018 to the 2nd submittal on April 29, 2020 between coordinates 9 and 10, 11 and 12 and 13 and 14. There a change from S85°32'53"E to S85°32'55"E between coordinates 12 and 13 from the initial submittal on November 30, 2018 and 2nd submittal on April 29, 2020. Please note each of these bearing changes also match the Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B.

The planning commission secretary has changed to John Lovell per an email dated June 30, 2020 from Jennifer Thompson.