



November 18, 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 November 18, 2020 and are submitting with this letter with 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 written in a cursive, flowing style.

Nelson Willoughby

Final Plat Comments

Planning Review

1. Please update the City signature blocks to reflect the current City officials. Robert McKay should be replaced with Ryan A. Elam, PE Director of Development Services.

Ryan A. Elam, PE Director of Development Services signature block has replaced Robert McKay signature block on sheets 1, 2, 3, 4, 5 and 6.

Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

Noted.

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

Noted.

3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineer plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

Noted.

4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO). If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

Noted.

5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

Noted.

6. A restriction note shall be included on the final plat stating "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."

All previous submits the restriction note read "Individual lot owner(s) shall not change or obstruct the drainage flow lines or path on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer." "Drainage flow lines or path" was replaced with "drainage flow paths" on sheets 1, 2, 3, 4, 5 and 6.

GIS Review

1. Because there is no consistent ROW at the eastern edge of Shamrock Ave, please provide an ITB for the curve on tract F, either from L19 or from the edge of plat. Also, please confirm the radius on Lot 8 (14.08) is 275, and that the curve on the north side of Shamrock with a radius of 510 is a reverse curve to the others on the same north side

The initial tangent bearing for the curve on Tract F from the edge of plat is S89°49'30"W as shown on sheet 5. The radius on Lot 8 (14.08) is 275. The curve on the north side of Shamrock with a radius of 510 is a reverse curve to the others on the same north side.