

November 18, 2020

Attn: Hector Soto, Jr.
Planning Division Manager
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: WOODLAND GLEN BLOCK 1, LOTS 1 AND 2
PL2020278, FINAL PLAT**

Dear Hector:

This letter is regarding the above referenced final plat comments dated October 29, 2020 to which we have the following responses:

Analysis of Final Plat

1. PROPOSED DEVELOPMENT

- What is the nature of the future development of the two proposed lots? Will they be the site of detached single-family homes or attached villas? If the latter, how many dwelling units per building? This information is needed in order to assign the appropriate address or address range for each lot. The original plan for Woodland Glen showed a pair of 3-unit attached villas buildings on the subject property.

Response: Single family detached homes will be constructed on the lots.

- Label the common area tract with an address of 910 SW Winthrop Dr. Addresses will be assigned to the two lots once the nature of their development is made clear.

Response: Completed as requested.

2. TRACT NAME

- Change the label of the common area from A to N.

Response: Completed as requested.

- Update the plat title and all references on the document to the plat title and tract letter to reflect the change.

Response: Completed as requested.

3. SIDEWALK EASEMENT

- Add the language from the original Woodland Glen 1st Addition plat that dedicates the existing "Walk Easement".

Response: Completed as requested.

4. ACCESS RESTRICTION

- Add a note stating that no driveway access onto SW Winthrop Dr shall be allowed from Lot 1.

Response: Completed as requested.

5. COMMON AREA

- Revise the name of the HOA referenced in the common area dedication to read “Woodland Glen Homes Association, Inc.” which is the HOA’s name of record with the State.

Response: Completed as requested.

- Submit a copy of the updated CC&Rs that incorporates the required common area language for UDO Section 4.290 for the new common area proposed to be created via this plat. This language is required to be reviewed and approved by staff prior to release of the plat for recording. Contact staff if you would like a copy of the template of the referenced required language.

Response: Owner is preparing and will submit when complete.

6. BUILDING SETBACKS

- Add the note from the original Woodland Glen 1st Addition plat regarding the “SIDE & REAR SETBACKS BLOCKS 1 THRU 6”. The note is found at the bottom of the original plat to the right of the legal description.

Response: Completed as requested.

Engineering Review

1. Please include Walk Easement dedication language.

Response: Completed as requested.

2. The existing sanitary sewer service line stubs do not extend to the platted residential lots. Provide private easements thru the tract for the service lines and include the appropriate easement dedication language.

Response: Completed as requested.

3. The existing stubs will need to be extended to the residential lot property lines.

Response: Completed as requested.

Traffic Review

1. Note: LNA (Limit of No Access) along SW Winthrop Dr TOW or list LOT 1 Shall Not Access Winthrop Drive.

Response: Completed as requested.

GIS Review

1. Plat lacks state plane coordinates.

Response: Added to the plan as requested.

2. Plat has no surveyor seal/name.

Response: Added to the plan as requested.

3. Ownership does not match what the County has. If recently transferred by deed, please provide recorded document number.

Response: Revised to match County.

If you have any additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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/mdr
Enclosures