



December 7, 2020

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

RE: Osage First Plat

We are responding to your comments dated March 27, 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 blue ink that reads "Nelson Willoughby".

Nelson Willoughby

Final Plat Comments

Fire Review

1. 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.

A temporary construction easement document will be recorded by separate document to the West of SW Rutherford Drive as displayed on sheet 3.

Planning Review

1. The minimum side yard setback for the RP-3 district is 20'. The 15' allowance is only applicable to R-1 and RP-1 zoning districts.

Per discussion between John Erpelding and Chris Holmquist with Olsson and Hector Soto and Shannon McGuire on April 8, 2020 street-side setbacks of 15' on corner lots are allowed.

2. Please label each lot with its assign street name number. (see attached document for more information)

Each lot and tract displays the street name numbers as displayed on sheets 2 and 3.

3. Please provide a copy of the required covenants. The covenants and restrictions shall conform to the common property regulations in Article 4.

The required covenants and declarations are included with this submittal.

4. Please show the building setback on Tract E.

Tract E is now Tract D on this submittal. Tract D was within the SW. Osage Drive as displayed on the first submittal on March 13, 2020. A 15' building line has been added adjacent to SW Maryville Place and SW Walsh Drive as displayed on sheets 2 and 3. A 20' building line has been added adjacent to SW Osage Drive as displayed on sheets 2 and 3. A 20' Parking setback line has been added adjacent to SW Osage Drive as displayed on sheets 2 and 3. This matches Ordinance 8784, the approved Rezoning and Preliminary Development dated October 15, 2019, which passed City Council December 10, 2019 and approved by Mayor William A. Baird on December 12, 2019.

5. Either the north/south or the east/west portion of SW Walsh Drive must be renamed.

The east / west portion of SW Walsh Drive has been renamed to SW Holdbrooks Drive as displayed on sheets 1 and 3.

6. What is the purpose of tract H & I ? Can these be merged into tracts C & G ?

Tract I and H is close to adjacent fence line and property owner. These separate tracts are here in case they deed over to the property because of the ongoing issue with the fence line with the adjacent property owner.

7. Divided subdivision entrances with medians/islands are OK but may no longer be dedicated as common area tracts. (Tract D). They will just be part of public right-of-way with maintenance agreements as necessary.

Tract D has been removed. Tract E is now labeled as Tract D, Tract F is now labeled as Tract E and so on. This tract labeling was approved by Shannon McGuire in as email dated June 25, 2020.

Engineering Review

1. Engineering plan review comments will be performed next week. As a result of that review, if changes to the plat are needed, they will need to be addressed on future versions of the plat revisions.

Noted

Traffic Review

1. The plat or (separate document) for ROW dedication needs to indicate ROW's for City and MoDOT separately. ROW along M-150 and a portion of Pryor Road at the intersection of M-150 is MoDOT. ROW along Pryor Road south of the intersection at M-150 and for public streets within the plat are City.

The right-of-way to the South of M-150 reads as follows: Right-of-Way to be dedicated Missouri Department of Transportation is displayed on sheet 2. The right of way to the South of SW Osage Drive, to the West of SW Pryor Road and the East of Tract C reads as follows: Right-of-Way to be dedicated to the City of Lee's Summit is displayed on sheet 3.

2. The plat shows a 50' ROW along Pryor with a 10' ROW dedication/offset near Tract D, but also shows a 40' ROW and 10' ROW dedication dimensioned from the same lines south of the former note. Check for an error between these two conflicting plat notes.

Sheet 1 shows no right-of-way width along SW Pryor Road. Sheet 2 shows no right-of-way width along SW Pryor Road. Sheet 3 shows 10 feet right-of-way to be dedicated to the East of Tract C with this plat. Sheet 3 shows 40 feet Right-of-way for SW. Pryor Road was dedicated by Document 19631814460 in Book 1634 at Page 487. This document dedicated the East 40 feet of the Northeast Quarter of Section 35, Township 47 North, Range 32 West. Sheets 1, 2 and 3 display the following leader N88°08'29"W, 50.00' along with tic marks. This represents the distance from the Section line to the Point of Beginning.

GIS Review

1. Only one small thing: Line 19 should have a bearing of S33-44-17E or N33-44-17W

The bearing has changed from S33-44-17W to S33-44-17E on the line table on sheets 2 and 3. It is now displayed on Line 16 on sheets 2 and 3. This is because of the removal of Tract D (within SW Osage Drive as displayed on the first submittal on March 13, 2020) in which lines 10, Line 11 and Line 12 were previously located on Tract D.