



April 7, 2021

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

RE: Osage 1st Plat

We are responding to your comments dated April 1, 2021 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". The signature is fluid and cursive.

Nelson Willoughby

Final Plat Comments

Engineering Review

1. A Master Drainage Plat (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 the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

Acknowledged

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

Acknowledged

3. 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) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion

of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

Acknowledged

4. 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.

Acknowledged

5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a permit for off-site construction activities, including the off-site sanitary sewer. A document number shall be provided to the City for verification.

Acknowledged

6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Acknowledged

7. 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."

This language was included on the 3rd submittal on March 18th, 2021 on sheets 1, 2 and 3. It is also included on this submittal on sheets 1, 2 and 3.

8. The detention basin note should be revised on the final mylar and paper copies. This language shall be provided upon request.

An email dated Friday April 2nd, 2021 from Gene Williams to Julie Seller, Dawn Bell and Brock Worthley included the following language approved by their legal staff reads as follows: *"All storm water conveyance, retention, or detention facilities to be located on common property shall be owned 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."* This language is included on sheets 1, 2 and 3.