



June 1, 2021

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

**RE: Woodside Ridge 2nd Plat**

We are responding to your comments dated July 1, 2020 and are submitting with this letter revised plans. Please find the original comments below.

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

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**Final Plat Comments**

**Planning Review**

1. Please update the City signature blocks to reflect the current City Officials.
  - Ryan A. Elam P.E. Director of Development Services
  - John Lovell, Planning Commission Secretary

The city signature blocks have been updated with the correct names.

An email dated April 23, 2021 from Mike Weisenborn stating that the new Planning Commission Secretary is Cynda A. Rader was appointed at the meeting last. Cynda A. Radar is shown on the proposed plat.

2. Please label each lot and tract with its assigned street number (see attached list).

The streets numbers are shown on the proposed plat.

3. Existing easements shall be vacated prior to recording of plat.

Temporary Easement #3, Doc. # 2018E0040337 does not have an expiration date and will be vacated by a separate process and recorded by a separate document.

## Engineering Review

1. Are the side yard easements between lots 165 and 164 and lots 164 and 160 and lots 161 and 160 should be changed to fifteen (15) feet on each side of the lot in order to ensure there is a minimum fifteen (15) feet separation between the sanitary sewer and any new home. This would also appear to pertain to the easement between lots 147 and 148.

The side yard easements match the approved Sanitary Sewer Sheet approved on 2.22.2021.

2. Stream buffer easement language was not present on the Final Plat. Standard language for the stream buffer easement was transmitted separately, and should be included on the plat. Any labels showing the limits of the stream buffer easement should be changed to "Stream Buffer Easement".

The Stream buffer limits language is shown as item number 7 of the surveyors note on sheets 1-3, which matches surveyor's note number 9 on recorded Woodside Ridge 1st Plat.

3. An easement appeared to be missing from Tract J for the sanitary sewer line from the residential lots, through the detention Tract J, and to the connection point.

This easement will be recorded and by separate document and the recording information will be added upon recording.

The following changes were also included with this submittal:

The restriction note now reads "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 Engineering." The *lines or* language has been removed after drainage flow. This comment originated from the Hawthorn Ridge 2<sup>nd</sup> Plat (Application Number PL2019234) comments dated January 28, 2021. This change is displayed on sheets 1, 2 and 3.