



June 2, 2021

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

RE: Osage Second Plat

We are responding to your comments dated October 16, 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 purple ink that reads "Nelson Willoughby".

Nelson Willoughby

Final Plat Comments

Planning Review

1. Please update the City signature block to reflect the current Planning Commission Secretary, John Lovell.

Cynda A. Radar has been added as Planning Commission Secretary. An email from Mike Weisenborn dated April 23, 2021 stating Cynda A. Radar was appointed as Planning Commission Secretary as the meeting last night. All final plats need to have a signature line with "Cynda A. Rader, Planning Commission Secretary" instead of John Lovell.

Engineering Review

1. It would appear an easement would be needed along the south property line of Tract M and Tract J.

A 15' utility easement that runs East-West along through the Southern portion and then turns and runs North-South just to the West of Lots 60-67 has been added. A 15' utility easement also run 15 west of SW Ravengate Place.

2. Above the note concerning the Master Drainage Plan, please add the title "Drainage Note" or equivalent language.

The title "Drainage Note" has been added above the note concerning the Master Drainage Plan on sheets 1 and 2.

Traffic Review

1. Sidewalks shall be shown.

5' Sidewalks were displayed on Sheet 2 on the first submittal on September 25, 2020. Sidewalks are also displayed on sheet 2 with this submittal.

The following changes were also included with this submittal.

The Drainage 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 the drainage flow. This comment originated from the Hawthorn Ridge 2nd Plat (Application Number PL2019234) comments dated January 28, 2021. This change is displayed on sheets 1 and 2.

The detention basin language now reads "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 by was approved by the legal staff per an email dated Friday, April 2nd, 2021 in a Gene William's email.