

December 22, 2021

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

**RE: WOODLAND GLEN 2ND PLAT (LOTS 34 – 59 AND TRACTS A2 E2)
PL2020037 – FINAL PLAT COMMENTS DATED 10-5-2021**

Dear Hector,

This letter is concerning comments received for the above-referenced project to which we have the following responses:

Tentative Schedule

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

Response: [Understood.](#)

Electronic Plans for Re-submittal

All planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Response: [Understood.](#)

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated.

Response: [Understood.](#)

Voluntary Residential Development surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community.

Response: [Understood.](#)

Analysis of Final Plat – Planning Review

1. CITY SIGNATURE BLOCK

- The City signature block and certification of City council approval paragraph located above it on Sheet 1 shall also be included on Sheet 2 of the plat.
[Response: The City signature block and certification block have added to Sheet 2.](#)
- Update the year in the City Council approval paragraph above the City signature block.
[Response: Made blank since close to end of year.](#)
- Change the name of the Planning Commission Secretary from Carla Dial to Cynda Rader.
[Response: Changed.](#)

2. DEDICATION PARAGRAPHS

- Under the “Restrictions” heading on Sheet 1, the fourth and sixth paragraph addressing the dedication of storm water conveyance facilities on common area are redundant. Delete the sixth paragraph.
[Response: The sixth paragraph has been deleted.](#)
- In the first line of the storm water conveyance dedication paragraph (i.e. the fourth paragraph) that is being kept, delete the word “and” that is found in the middle of the language reading “...located on common property and shall be owned.....”
[Response: Revised per comment.](#)

3. LABELS

- There is an errant dimension label of “50” at the rear of Lot 39 adjacent to the labeled rear lot dimension of “84.00’ ”. Also, reposition the 84’ label so it doesn’t overlap the bearing label for the rear property lines.
[Response: The dimension has been corrected.](#)

4. COMMON AREA DEDICATION

- A paragraph dedicating perpetual ownership and maintenance responsibilities of Tracts A2, B2, C2 and E2 to the Woodland Glen Homeowners Association (or the appropriately named HOA that will cover the property in this plat) shall be added to the plat.
[Response: A paragraph has been added under Restrictions stating the purpose, ownership and maintenance of Tracts.](#)

5. TRACT D2

- It is staff’s understanding from the outset of this development that the developer intends for the parcel labeled Tract D2 to be developed in the future as a buildable lot(s) and not for the property to be dedicated to the HOA as common area. The City’s naming convention reserves the designation of a parcel as a “Tract” as common area. If the intent is for the parcel labeled Tract D2 to be developed, the parcel shall be relabeled as a numbered lot. If there is no desire to plat the property at this time, the property can simply be omitted from the subject plat and platted at a later time. Please confirm the intent for this property in order for staff to provide the appropriate guidance.
[Response: Revised Tract D2 to Lo 60.](#)

6. COMMON AREA

The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the county that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City Staff for the required common area content.

Response: Understood.

Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructures must be substantially complete, prior to the issuance of any building permits.

Response: Understood.

2. A Master Drainage Plan (MDP) shall be subjected 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.

Response: Understood.

3. 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).

Response: Understood.

4. 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outline in Section 1000 of the city's Design and Construction Manual.

Response: Understood.

5. The As-graded Master Drainage Plan shall be subjected to an 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.

Response: Understood.

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.

Response: Understood.

7. All ADA sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Response: Understood.

8. All sidewalks adjacent to a common area tract, unplatted land or any land where a structure is intended to be built, as is required, shall be constructed by the developer at the time the street is constructed.

Response: Understood.

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.

Action required: Provide an approved temporary turn around in accordance with the City of Lee's Summit Design and Construction manual at the end of Winthrop Terr. No indicated on the current drawing.

Response: The plat dedicates the North 42 feet of Lot 43 as a temporary turnaround easement.

Traffic Review – No Comments

GIS Review

1. A GIS review could not be completed, as page 2 of the plat is missing.

Response: Two pages are provided with this submittal.

If you have additional comments or questions, please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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Design Engineer
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Enclosures