



January 26, 2022

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 January 25, 2022 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 blue ink that reads "Nelson Willoughby". The signature is written in a cursive, flowing style.

Nelson Willoughby

Final Plat Comments

Engineering Review

1. Detention basin note contains numerous errors from the template that was provided. In addition, the language shall be tailored to specific HOA, POA, Owner, etc. The brackets surrounding these options were not intended to carry-forward through the final plat phase. Revise as appropriate and ensure the language matches what was provided. Finally, storm drainage note contains a typographical error. Please revise to read "unless approved by the City Engineer", not City Engineering".

The detention basin note now reads, "All storm water conveyance, retention, or detention facilities to be located on Common property shall be maintained by the Woodside Ridge Master Homes Association Inc., in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the Woodside Ridge Master Homes Association Inc., 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 basis 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." on sheets 1, 2 and 3. The storm drainage note has changed from City Engineering" to "City Engineer" on sheets, 1, 2 and 3.

2. Sanitary sewer easement was not defined on the dedication portion of the plat. This shall be defined, along with all abbreviations used on the plat (S.E.) in accordance with rules from Planning. Otherwise, there is no easement that is enforceable.

Sanitary Sewer Easement (S.E.) has been added to the Easement dedication language on sheet 3.

3. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design 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.

Through a search on the City portal the Street, Storm and master drainage plan (MDP) project number PL2020126 have been approved.

4. 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 site development permits or the start of construction (excluding land disturbance permit).

Noted

5. 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.

Noted

6. 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.

Noted

7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Noted

8. 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 Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

Noted

9. A restriction note shall be included in 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."

The restriction note 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 Engineer" on sheets 1, 2 and 3.

10. All required engineering plans and studies, including water lines, sanitary sewer 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 infrastructure must be substantially complete, prior to the issuance of any building permits.

Noted