



March 23, 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 February 3, 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 black ink that reads "Nelson Willoughby". The signature is written in a cursive, flowing style.

Nelson Willoughby

Final Plat Comments

Engineering Review

1. General Comment: 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

2. General Comment: 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.

3. General Comment: 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

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 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

5. 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

6. 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

7. 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

8. Sanitary Sewer Easement dedication language does not define a "sanitary sewer-specific" easement. As presented in the dedication portion of the plat on the last sheet in the upper right hand corner, this S.E. can also contain any public utility including water, sewer, gas, electric, telephone, etc. Please use the standard template provided by Planning and dedicate a sanitary sewer easement as denoted by S.E. which is exclusive of sanitary sewer, and only sanitary sewer that is maintained by the City of Lee's Summit.

Sanitary Sewer Easement language provided by Mike Weisenborn in March 22, 2020 email has been added to sheet 3 and reads as follows:

Sanitary Sewer Easement:

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at

"Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.