



March 9, 2026

Lee's Summit City Hall
LSMO Development Services
Attn: Grant White
220 SE Green Street
Lee's Summit, MO 64063

RE: HOOK FARMS THIRD PLAT
Olsson No. C19-04061 (PROJECT # PL2026006)

Dear Mr. White:

We are responding to your comments dated January 30, 2026, and are submitting with this letter revised plans. Please find the original comments and our responses below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,
Olsson

A handwritten signature in blue ink that reads "Nelson Willoughby". The signature is written in a cursive, flowing style.

Nelson Willoughby

Final Plat Comments

Planning Review: Pierce Pulliam - Corrections

1. On sheet 7 the radius for the cul-de-sac is missing.

The radius of 50 feet has been added on sheet 7. The 50 foot radius runs from Lots 228-231 and Tract M.

2. On Sheet 7 the radius and length for the street curvature of SW Farmhouse Road is missing.

The length of 172.94 feet and radius of 200.00 feet has been added. This located between lots 221 thru 224 to the North and Lot 253 to the South.

3. Date of survey missing on sheet 7.

The following has been added the Olsson border under Date of Survey on sheet 7: 01-08-2026 To HWM for review and 02-09-2026 – 2nd Submittal.

4. There must be a 5' sidewalk along one side of the street. Please add and label on sheets 6 and 7.

A 5' sidewalk is displayed in front of Lots 244-257 and Tract O as displayed on sheets 6 and 7.

5. It appears that a 15' access (labeled as 15' A.E.) is being dedicated on Tract M radiating from the bulb at the intersection of SW Hayloft Ln and SW Farmhouse Rd. The plat doesn't include any dedication language defining the easement (i.e., its purpose) or to whom it is dedicated. An access easement dedication paragraph shall be added to the plat.

This easement is now being dedicated as a trail easement with the following dedication language added on sheet 7.

TRAIL EASEMENT:

A TRAIL EASEMENT IS HEREBY GRANTED TO LEE'S SUMMIT, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS AND BICYCLES UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "T.E." WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

6. It appears that a 40' general utility easement (U.E.) is being dedicated on Tract M radiating from the bulb at the intersection of SW Hayloft Ln and SW Farmhouse Rd. Label and dimension the U.E.

The 40' general utility easement has been labeled on Tract M, Lot 229 and Lot 230.

7. Provide a copy of the CC&Rs showing that the proposed common area tracts (Tracts M, N and O) are subject to the common property regulations under UDO Section 4.290. The plat will not be released for recording until such time as staff has reviewed a copy of the CC&Rs for compliance with UDO Section 4.290.

A copy of the CCR's is included with this submittal.

8. Please label each lot with its respective street number. Refer to the addressing draft uploaded for reference.

Each lot and tract is labeled with the street number.

Engineering Review: Gene Williams, P.E. - Corrections

1. Show all stream buffers in accordance with the approved Preliminary Plat..

The stream buffer line is displayed on sheets 2 through 7.

2. Floodplain delineation was not shown on Tract M. Show the location in areal presentation on the plat.

The floodplain delineation is now displayed on Tract M on sheet 7.

3. Use standard language for stream buffer easement dedication language. The standard language is as follows: "In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.

The stream buffer easement dedication language has been added on sheet 7.

4. Square-off the easement shown in tract N in accordance with the street and stormwater comments.

The utility easement has changed to 40 feet wide in Tract N on sheet 6. In Tract O, the utility easement has changed to a 44 feet wide easement on sheet 6.

5. Master Drainage Plan note should be modified to include the specific Master Drainage Plan (i.e., the Master Drainage Plan for Hook Farms 3rd Plat).

The master drainage plan note on 1st submittal on January 8, 2026 read:

"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 master drainage plan included is the resubmittal:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE FINAL STORMWATER REPORT HOOK FARMS THIRD PLAT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

This note has been added on sheets 1-7.

Traffic Review Susan Barry, P.E. – No Comments

GIS Plat Review – Kathy Kraemer – Corrections

1. Missing information on the street centerline on SW Farmhouse Rd.. curve date and radius on the cul-de-sac.

The length of 172.94 feet and radius of 200.00 feet has been added. This located between lots 221 thru 224 to the North and Lot 253 to the South.

2. several problems with the legal vs dwg:

About the 5th/6th call after POB – S57-02-58W should be 49.90 feet, not 128.09. Wrong legal

The legal description has been revised replacing 128.09 feet with 49.09 feet.

Near Eagle Creek Greenway – N42-57-27W should be N47-02-33E/122.74. Wrong legal

N47-02-33E has replaced N42-57-27W along Eagle Creek Greenway with a distance of 122.74.

Near the end of the legal, the drawing is wrong and the legal is correct. Legal says N42-01-24E/156.44 The drawing says N47-02-33E/122.74.

The drawing is incorrect on sheet 1 and correct on sheet 7. The drawing on sheet 1 has been corrected to read N42-01-24E, 156.44.

Fire Review Jim Eden – No Comments