



September 25, 2019

Dawn Bell
Development Center

RE: Replat Hawthorn Ridge, Tract F (PL2019248)
Olsson No. 019-1288

Dear Ms. Bell:

We are responding to your comments dated August 15, 2019 and are submitting with this letter a revised Plat, as well as other required documents. 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 816.299.4323 or e-mail jmeans@olsson.com

Sincerely,
Olsson

A blue ink handwritten signature, appearing to read "J. Means", written over the printed name.

Jeffrey P. Means

Planning Review Corrections

1. The Plat name is not unique enough and needs to be updated. Please see GIS's comment for more information.

We have changed the name of the plat following the GIS suggestions. The plat will now be known as "REPLAT HAWTHORN RIDGE, TRACT F"

2. The lot numbering should be a continuation of the already established numbering convention. The new tract should be numbered "Tract F".

Done as suggested

3. Please remove "Lot Consolidation" from the Plat Title.

Done as suggested

4. Please remove the Tract B and Tract C labels from the plat document.

Done as suggested

5. Please remove the old lot line and the label "lot line to be removed with recording from the plat.

Done as suggested

6. Please include the street number, 1534, number with new tract label.

Done as suggested

7. Please update the city certification statement to read as follows; This is to certify that the minor plat of "Plat Title" was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Done as suggested

8. Please add a limited access note stating the tract shall not have direct vehicular access to SW Arboridge Dr.

Done as suggested

9. Please show the required 5' sidewalks that run parallel to the property along SW Arbor Creek Dr. and SW Arboridge Dr.

Done as suggested

Engineering Review Corrections

1. Please add a standard stormwater note to the plat, indicating that Tract B shall be used for stormwater detention, and maintained by the homeowner's association.

Done as suggested except the Tract is "Tract F" at the suggestion above. I spoke with Gene Williams about this and he was in agreeance.

GIS Review Corrections

1. The name of the plat is not unique enough to satisfy Jackson County, as there is already a recorded plat called Hawthorn Ridge 1st Plat. They recommend that you use the word "replat" in the name, "Hawthorn Ridge Lot 101," or another unique name.

We have changed the name of the plat following the GIS suggestions. The plat will now be known as "REPLAT HAWTHORN RIDGE, TRACT F"

2. Please add a dedication block.

Done as suggested

3. Control point 1 is identified by its coordinates near the POB as the monument JA-46, and is not labeled as such. Please remove the reference in the table to control point 1.

Done as suggested

4. The plat's ownership does not match what the county has on record. They referenced a recorded document 2019E0056164, which indicates that Clayton Properties Group was formerly known as CMH Parks. Clayton Properties can either do a deed on this property, transferring ownership from CMH Parks to Clayton, or they can reference the phrase "Clayton Properties Group, f/k/a CMH Parks" on the ownership block. The County prefers the deed, but will accept the phrasing on the plat.

The ownership on the plat has been modified to add the phrasing f/k/a CMH Parks as shown on the above recorded document.