

December 17, 2020

RE: Application Number: PL2020286  
Application Type: Final Plat  
Application Name: Hawthorn Ridge 3rd plat  
Location: 3104 SW ARBORIDGE DR, LEES SUMMIT, MO 64082  
Olsson No. 019-1605A

We are responding to your comments dated August 18, 2020 and are submitting with this letter revised plans, 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 do not hesitate to contact me by phone at 816.499.9425 or by e-mail at [rdeiana@olsson.com](mailto:rdeiana@olsson.com)

Sincerely,

**Olsson**

A handwritten signature in blue ink, appearing to read "R. Deiana". The signature is stylized with a large, looping "R" and a long, sweeping underline.

Remo Deiana

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## Planning Review

To Shannon McGuire:

1. There is a dashed line on the rear property lines of lots 189-191 & 201-204. What is this depicting?  
(This is a 15-foot Utility Easement. The easement is now labeled)
2. Please add a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.  
(The Statement as been added on page one)
3. Please update the City signature block to reflect the current Planning Commission Secretary, John Lovell.  
(the City signature bock has been updated)

4. Please label each lot with its street number (see attached document).  
(all lots have been labeled with the appropriate street number)

5. There is an invalid street type on the plat. The suffix "Sound" is not valid. Please update "SW Arbor Sound" with a street type that meets the UDO requirement. An example could be Arbor Sound DR.

requirement. An example could be Arbor Sound DR.  
(the name of the street has been revised to show SW Arbor Sound DR.)

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#### Engineering Review

To Gene Williams, P.E.

1. Please add the title "Drainage Note" above the section concerning the Master Drainage Plan. This makes it easier for City staff to determine whether a Master Drainage Plan is applicable to this subdivision during plot plan reviews.

(the title "Drainage Note" has been added on page 2 above the Master Drainage Plan Note)

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#### GIS Review

To Kathy Kraemer

1. Ownership at county is CMH Parks, and not Clayton Properties or Summit Homes. Please change DBA statement.  
(CMH Parks, Inc. changed its corporate name to Clayton Properties Group, Inc. with the Missouri Secretary of State on March 31, 2017. A copy is included with this resubmittal.)