



February 18, 2021

Shannon McGuire
City of Lee's Summit – Development Services
220 SE Green Street
Lee's Summit, MO 64063

RE: Hawthorn Ridge, 2nd Plat
Olsson No. 019-1605

Dear Mr. McGuire:

We are responding to comments dated January 28, 2021 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 don't hesitate to contact me by phone at 816.361.1177.

Sincerely,
Olsson

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

Nelson Willoughby

Engineering Review

1. *All required engineering plans and studies, including water lines, sanitary 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. *A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and 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.*
Noted
3. *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 infrastructure 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.*
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 ground-breaking will take place prior the issuance of an infrastructure 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. *A restriction note shall be included on 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 Engineering. "*

This note was included on the third submittal on January 21st but also include *drainage lines or flow paths* which now has changed to *drainage flow paths*. The *lines or* language has been removed.