



April 2, 2021

Lee's Summit City Hall
LSMO Development Services
Attn: Shannon McGuire
220 SE Green
Lee's Summit, MO 64063

RE: HOOK FARMS FIRST PLAT

We are responding to your comments dated May 6, 2020 and are submitting with this letter revised plans. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

Nelson Willoughby

Final Plat Comments

Engineering Review

1. The plat does not appear to match the engineering plans. Please review and revise as appropriate.

The plat matches the approved Street and Storm Sewer plans stamped Release for Construction dated September 15, 2020 as shown on sheet C103 General Layout Street and Storm Sewer Plans.

2. Common area tracts are shown within the middle of right of way. This will not be allowed.

Tract A within the SW 26th Terrace right-of-way as shown on the first submittal on April 20th, 2020 is now longer a tract and is part of SW 26th Terrace right-of-way.

Traffic Review

1. Tract A should be ROW.

Tract A within the SW 26th Terrace right-of-way as shown on the first submittal on April 20th, 2020 is now longer a tract and is part of SW 26th Terrace right-of-way.

2. What is the street name between Hook Farm and Farm Field. Farm Field probably is not a court.

SW Hook Farm Drive is the street name between Hook Farm and Farm Field.

GIS Review

1. The 4th call after the POB is inconsistent, legal vs dwg.

The 4th call bearing after the POB is incorrect on the drawing on sheet 1. The bearing read N87°50'50"W on the first submittal on April 20, 2020. It now reads N87°00'50"W.

2. The bearing between ctl points 12 and 13 on the dwg should be SE, not SW.

The bearing between state plane coordinates 12 and 13 read S87°00'50"W on the first submittal on April 20th, 2020. The bearing now reads S87°00'50"E on sheet 1.

3. Final plat will need lots addressed or an address table.

The addresses are now displayed for each lot and tract on sheet 2 and 3.

4. Please label bearing on SW 26th.

The bearing for SW 26th Terrace was not displayed on the drawing but on the line table on sheet 2 on the first submittal on April 20, 2020. L3 and L4 on the line table had a bearing of N87°00'50"W as displayed as L3 and L4 on the line table. Tract A within SW 26th Terrace right-of-way as displayed on the first submittal has been removed. The bearing of S87°00'50"E is now displayed on the drawing on sheet 2.

5. Please provide lot dimensions along Farm Field Rd for lots 14 and 15.

Lot 14 adjacent to SW Farm Field Road has a distance of 115.47'. Lot 15 adjacent to SW Farm Field Road has a distance of 116.53.

Planning Review

1. Is it still the developer's intention to plat the large common area south of this plat in the final phase of the project ? Previous conversations were had regarding a multi-use path on this tract, where does the applicant stand with this ? LSPR is interested in continuing the conversations.

The developer's intention is intent to plat the large common area south of this plat in the final phase.

- 2 The preliminary plat showed a connection from the sidewalk to the walking path on tract C. Is this something that is still be proposed ?

Yes, a connection from the sidewalk to walking path on Tract C is still be proposed .

3. Divided subdivision entrances with medians and islands are OK but may no longer be dedicated as common area tracts. They will just be part of the public right-of-way with maintenance agreements as necessary.

Tract A within the SW 26th Terrace right-of-way as shown on the first submittal on April 20th, 2020 is now longer a tract.

The following changes were also included with this submittal:

The Planning Commission Secretary was changed from Carla Dial to John Lovell. This change is displayed on sheets 1, 2 and 3.

The restriction note now reads "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." The *lines or* language has been removed after drainage flow. This change is displayed on sheets 1, 2 and 3.