



April 2, 2021

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

**RE: THE RETREAT AT HOOK FARMS**

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

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**Final Plat Comments**

**Planning Review**

1. Is it still the developer's intention to plat the large common area north of this plat in the final phase of the project?

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

2. Please check the location of the sidewalk shown on the east side of SW Hearthstone Pl at the intersection of Hook Rd. It does not seem to be located in the correct place.

The sidewalk location has been revised to show in the correct location.

3. The tracts are labeled with "P.O.S." what is this?

P.O.S. is Private Open Space. This is displayed on the legend on Sheets 2 and 3.

4. Please label the B/L on lots 78-83, & 84 (SW Hearthstone Pl. side).

Sheet 2 the 30' B.L. is labeled on Lots 78, 80, 82 and 84. Sheet 2 the 25' B.L. adjacent to SW Harvest Moon Lane is labeled on Lot 84. Sheet 3 the 30' B.L. is labeled on Lots 78, 80, 81 and 82.

Sheet 3 the 25' B.L. adjacent to SW Red Barn Road is labeled on Lot 81.

5. The build line on lot 55 adjacent to SW Red Barn Cir. Should be 25'.

The build line on lot 55 adjacent to SW Red Barn Circle was 15' on the first submittal dated April 21, 2020 was 15'. The build line on lot 55 adjacent to SW Red Barn Circle is 30' and 35'.

6. Please show the required SW along SW Hook Rd.

The sidewalk along the North side along SW Hook Road is displayed on sheet 2.

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

Tract E as displayed on sheet 2 of the April 21, 2020 first submittal within the SW Hearthstone Place right-of-way has been removed.

### **Engineering Review**

1. The plat does not match what is shown in the engineering plans. Please reconcile.

The plat matches the Street and Storm Sewer plans uploaded to the City's Website Portal dated February 19, 2021.

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

Common area tracts shown in the middle of the right of way on the first submittal on April 21, 2020 have been removed.

### **Traffic Review**

1. Remove the proposed tracts in the roadway. These areas should be right of way. Monuments, landscape and other encroachments are allowed per the City Encroachment Policy and terms of applicable license agreement.

Tract E as displayed on sheet 2 of the April 21, 2020 first submittal within the SW Hearthstone Place right-of-way has been removed.

2. Proposed ROW at the intersection of Harvest Moon Lane and Red Barn Lane needs revised to match the engineering plans (per engineering plan comments).

The right of way at the intersection of Harvest Moon Lane and Red Barn Lane matches the engineering plans dated Street and Storm Sewer plans uploaded to the City's Website Portal dated February 19, 2021.

### **GIS Review**

1. The centerline for Red Barn Lane near Harvest Moon is incorrect. Should be closer to ~87 ft.

The centerline for Red Barn Lane near Harvest Moon Lane changed from the April 20, 2020 first submittal. It now displays as a radius of 500.00 feet with an arc distance of 87.58 feet.

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.