



April 14, 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 April 12, 2021 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: Gene Williams

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.

Acknowledged

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.

Acknowledged

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 site development permits or the start of construction (excluding land disturbance permit).

Acknowledged

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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Articles 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

Acknowledged

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.

Acknowledged

6. 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. Document number shall be submitted to the City for verification.

Two permanent off-site easements have been recorded with the Jackson County Recorder of Deeds Office. Sanitary Sewer Easement Instrument Number 2020E0061424 and Storm Drainage Easement Instrument Number 2020E0061425 are displayed on sheet 3 of 3 of the final plat. Each of these recorded documents are included with this submittal.

7. 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 Engineer. "

This language was included on the 2nd Submittal on April 2, 2021 on sheets 1, 2 and 3. It is also included on this submittal on sheets 1, 2 and 3.

8. All ADA sidewalk ramps shall be constructed by the developer at time the street is constructed.

Acknowledged

9. All sidewalks adjacent to a common area tract, un-platted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Acknowledged

Fire Review: Jim Eden

1. The section of Hook Farms Drive running north and south between Hook Farm Drive Farm Field Ct. needs a different name.

SW Hook Farm Drive as displayed on the 2nd submittal on April 2, 2021 running north and south between Hook Farm Drive and Farm Field Ct is now called SW Hook Farm Lane.

Traffic Review: Michael Park

1. Suggest renaming Farm field Court, as this not a typical court, and renaming the entirety of the that circle portion as noted by Fire Dept comments (perhaps that entire road could be Farm Field Cir).

SW Farm Field Court as displayed on the 2nd submittal on April 2, 2021 has now changed to SW Farm Field Lane.