



June 14, 2021

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

RE: HAWTHORN RIDGE 3RD PLAT

We are responding to your comments dated December 28, 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,

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

Nelson Willoughby

Final Plat Comments

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 a 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

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 groundbreaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Noted.

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."

The Drainage 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 the drainage flow. This is displayed on sheets 1 and 2.

GIS Review

1. Please provide the return radius on both sides of the "eyebrow" cul-de-sac between Arbor Sound Dr and Arborway Ter.

A 39.00' radius label has been added on both sides of the "eyebrow" cul-de-sac. This is displayed within the right-of-way adjacent to lots 175/176 and lots 178/179 as displayed on sheet 2.

2. The segment from Arboridge Cir to edge of plat along Arborway Ter should be 157, not 325.42.

The segment has been relabeled from 325.42' to 157.00' on sheet 2.

The following changes were also included with this submittal.

The detention basin language now reads "All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the (property owners' association, homeowners' association) in accordance with the standards set forth in the covenants, conditions and restrictions. These stormwater detention facilities shall be inspected by the (property owners' association, homeowners association, or owner, as appropriate) on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code. This language by was approved by the legal staff per an email dated Friday, April 2nd, 2021 in a Gene William's email.

The signature block has changed from Jackson County GIS signature block to Jackson County Assessor Office. This is per comments dated June 9, 2021 on Osage 2nd Plat (PL2020123) from Kathy Kramer, GIS Technician. A phone call and email from Vincent Brice dated June 14, 2021 changed the signature block to Jackson County Assessment Dept.

Cynda A. Radar has been added as Planning Commission Secretary. An email from Mike Weisenborn dated April 23, 2021 stating *Cynda A. Radar was appointed as Planning Commission Secretary as the meeting last night. All final plats need to have a signature line with "Cynda A. Rader, Planning Commission Secretary" instead of John Lovell.*