



July 23, 2021

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

RE: HOOK FARMS SECOND PLAT (APPLICATION NUMBER PL2021014)

We are responding to your comments dated February 10, 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,

A handwritten signature in blue ink that reads "Nelson Willoughby". The signature is fluid and cursive.

Nelson Willoughby

Final Plat Comments

Traffic Review

1. Proposed Hook Farm Circle is not a Circle type roadway, but rather a Court. If acceptable by Planning, consider the maintain the name Hook Farm Drive for the portion of road that continues to the cul-de-sac without a name change.

Hook Farm Circle has changed to Hook Farm Drive as displayed on sheets 1 and 3. This change matches the approved street and storm plans dated April 21, 2021 displaying Hook Farms Drive as well.

Engineering Review

1. An ADA-accessible ramp should be shown entering the cul-de-sac bulb rather than terminating in the right of way. Please see the Street and Stormwater engineering plan comment letter for specific information related to this issue.

An ADA ramp has been to the West side of the cul-de-sac to line up with the future trail as displayed on sheet 3. This change matches the approved street and storm plans dated April 21, 2021.

2. Other ADA-accessible ramps will need to be adjusted in accordance with Traffic comments on the Street and Stormwater plans.

All ADA-accessible ramps that are displayed on the approved street and storm plans dated April 21, 2021 have added as displayed on sheets 2 and 3.

3. The extended detention basin appears to be located within unplatted property. This may be an issue, since these are normally placed within a common area tract.

A common area tract for detention has not been added within the platted boundary.

4. Are there any stream buffers that encroach upon the lot lines? We are assuming the stream buffers shown on the Preliminary Plat do not encroach upon the lots in the western portion of the plat, but need to ensure this is the case.

There are not any stream buffers encroaching upon the lots in the western portion of the plat.

5. It would appear the easement for the storm line between lots 57 and 58 is too narrow. Please review a wider easement. There is concern about this piping being too close to foundations.

There has been no change in easement between lots 57 and 58. There is a 7.50 foot utility easement from the shared lot line into each lot. This matches the approved street and storm plans dated April 21, 2021.

Planning Review

1. Once Wheatfield Ct crosses SW Farmfield Road the street type suffix needs to change. Court/ Ct is only allowed on a Cul-de-sac..

Wheatfield Court has changed to Wheatfield Drive as displayed on sheets 1 and 2. This change does not match the approved street and storm plans dated April 21, 2021 which displays SW Wheatfield Court.

- 2 Please update the Planning Commission Secretary to the current City Official, John Lovell.

Cynda A. Radar, Planning Commission Secretary has been added to sheets 1, 2 and 3. An email dated Friday April 23, 2021 from Mike Weisenborn stating she was appointed at the meeting last night. All final plats need to have a signature line with "Cynda A. Rader, Planning Commission Secretary" instead of John Lovell.

3. Please label each lot with its respective street number. (See attached document).

Each lot has been labeled as well as Tract I with its respective street numbers as displayed on sheets 2 and 3.

The following changes were also included with this submittal:

The signature block for Vincent E. Brice, Jackson County GIS has changed to Vincent E. Brice, Jackson County Assessment Dept per an email dated June 14, 2021 from Vincent Brice. 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.

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. This change is displayed on sheets 1, 2 and 3.

The lot numbers have been revised. A conversation and email on Friday, May 7, 2021 with Mike Weisenborn approved changing the lot numbers from 50 – 128 to 100-178. The 1st submittal of Hook Farms Second Plat had an overlap of lot numbers 50-99 which are on The Retreat at Hook Farms. This change is displayed on sheets 1, 2 and 3.