



July 27, 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 April 12, 2021 and are submitting with this letter revised plans. Please find the original comments below, our responses are below in bold italics. Please note item number 1 was not included in the April 12<sup>th</sup> Applicants letter.

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".

Nelson Willoughby

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**Final Plat Comments**

**Engineering Review**

2. 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

3. 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

4. All Engineering Plan Review and Inspection Fees shall be paid prior to the 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

5. 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

6. 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<sup>25</sup>.

Acknowledged

7. 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.

There are no permanent off-site easement required with the development of this subdivision.

8. 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.

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

Acknowledged

10. All sidewalks adjacent to a common area tract, unplatted 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

The following changes were also included with this submittal:

The planning Commission Secretary has changed from John Lovell to Cynda A. Rader.

The signature block for Vincent E. Brice has changed from Jackson County GIS to Jackson County Assessment Dept.

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.