



June 3, 2022

Mike Weisenborn
Project Manager
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: The Retreat at Hook Farms Second Plat
Olsson No. A19-4059 (Application Number PL2021162)

Dear Mr. Weisenborn:

We are responding to comments addressing the Final Plat Applicant's Letter dated Wednesday June 23, 2021 and are submitting with this letter revised plans, as well as other required documents. Please find the original comments and our responses below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,
Olsson

Nelson Willoughby

Planning Review (Shannon McGuire)

1. Lot 179 is showing a 30' UE and a 15' UE. Lots 202 and 203 are showing a 15' BL and 30' BL. Please check these and update as needed.

Lot 179 now displays a 30' BL and 15' UE. Lots 202 and 203 now show a 15' UE.

2. Please label the street name for the north/south street, SW Heartland Cir, on sheet 3/3.

The street name now read SW. Heartland Road per comments from Michael Parks.

3. Please correct the spelling name of the Planning Commission Secretary's name, it should read Cynda A. Rader.

The spelling has been corrected on sheets 1, 2 and 3.

4. Please label each lot with its respective street number.

Each lot and tract have labeled with street number on sheets 2 and 3.

Engineering Review (Gene Williams)

1. Street buffer was not shown on the plat. Stream buffer language was also not provided on the plat.

The stream buffer easement language is shown on sheet 1, 2 and 3. The stream buffer easement is shown on sheets 1 and 2.

2. Wouldn't it be better to place the sidewalk on the north side of Crown Dr. to allow for an easier future connection to the west ? There are several driveway which may or may not be ADA-compliant, and the City's sidewalk gap program would be better able to utilize funds if the sidewalk in Retreat at Hook Farms 2nd be placed on the north side of Crown Dr.

The sidewalk has been removed from the South side and placed on the North side of SW. Crown Drive.

3. Will the CLOMR-F language be added prior to the formal approval of the plat ? A condition of this plat during the Preliminary Plat phase was the elimination of all lots from the regulatory floodplain.

A note has been added to the approximate 100 year floodplain that reads to be modified by the LOMR-F process as displayed on sheets 2 and 3.

Traffic Review (Michael Park)

1. Reconsider the street name for Heartland Circle to remain Heartland Road, as an extension of the same roadway name south of Crown DR intersection. A consistent street name would be better conform to the Street Name Policy.

Heartland Circle has been replaced with Heartland Road.

GIS Review (Kathy Kraemer)

1. Please provide bearing and distance on Heartland Ct where it meet Heartland Rd (just before the curve R=200/L91.84).

A bearing and distance has been provided as displayed on sheet 2.