

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, May 06, 2020

**To:**

**Property Owner:** HUNT MIDWEST REAL ESTATE    Email: kzane@huntmidwest.com  
DEV INC

**Applicant:** HUNT MIDWEST REAL EST DEV INC    Email: bholland@huntmidwest.com

**Engineer:** OLSSON ASSOCIATES    Email:

**Other:** Jeffery Means    Email: jmeans@olsson.com

**Other:** Nelson Willoughby    Email: nwilloughby@olsson.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2020111

**Application Type:** Final Plat

**Application Name:** The Retreat at Hook Farms

**Location:** 2020 SW HOOK RD, LEES SUMMIT, MO 64082

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Applicant Meeting:                    May 12, 2020 at 09:00 AM

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

**Electronic Plans for Re-submittal**

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All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

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### **Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

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### **Voluntary Residential Development Surcharge**

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### **Analysis of Final Plat:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Is it still the developer's intention to plat the large common area north of this plat in the final phase of the project?
2. Please check the location of the sidewalk shown on the east side of SW Hearthstone Pl at the intersection of Hook Rd. It does not seem to be located in the correct place.
3. The tracts are labeled with "P.O.S." what is this?
4. Please label the B/L on lots 78 - 83, & 84 (SW Hearthstone Pl. side).
5. The build line on lot 55 adjacent to SW Red Barn Cir. should be 25'.
6. Please show the required SW along SW Hook Rd.
7. Divided subdivision entrances with medians and islands are OK but may no longer be dedicated as common area tracts. They will just be part of the public right-of-way with maintenance agreements as necessary.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The plat does not match what is shown in the engineering plans. Please reconcile.
2. Common area tracts are shown in the middle of right of way. This will not be allowed.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

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1. Remove the proposed tracts in the roadway. These areas should be right of way. Monuments, landscape and other encroachments are allowed per the City Encroachment Policy and terms of applicable license agreement.
2. Proposed ROW at the intersection of Harvet Moon Lane and Red Barn Lane needs revision to match the engineering plans (per engineering plan comments).

**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. The centerline for Red Barn Lane near Harvest Moon Lane is incorrect. Should be closer to ~87 ft.