

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

Engineer: OLSSON ASSOCIATES Email:

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

Other: Nelson Willoughby Email: nwilloughby@olsson.com

Other: Jeffery Means Email: jmeans@olsson.com

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020107
Application Type: Final Plat
Application Name: Hook Farms First Plat
Location: 2020 SW HOOK RD, LEES SUMMIT, MO 64082

Tentative Schedule

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

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.

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.

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

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|---------------------------|---------------------------------------|---|-------------|
| Engineering Review | Gene Williams, P.E. (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------------|---|-------------|

1. The plat does not appear to match the engineering plans. Please review and revise as appropriate.
2. Common area tracts are shown within the middle of right of way. This will not be allowed.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
|-----------------------|--------------------------------|--|-------------|

1. Tract A should be ROW.
2. What is the street name between Hook Farm and Farm Field? Farm Field probably is not a Court.

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| GIS Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | Corrections |
|-------------------|---------------------------------|--|-------------|

1. The 4th call after the POB is inconsistent, legal vs dwg.
2. The bearing between ctl points 12 and 13 on the dwg should be SE, not SW.
3. Final plat will need lots addressed or an address table.

4. Please label bearing on SW 26th
5. Please provide lot dimensions along Farm Field Rd for lots 14 and 15.

Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. Is it still the developer's intention to plat the large common area south of this plat in the final phase of the project? Previous conversations were had regarding a multi-use path on this tract, where does the applicant stand with this? LSPR is interested in continuing the conversation.
2. The preliminary plat showed a connection from the sidewalk to the walking path on tract C. Is this something that is still being proposed?
3. 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.