

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, February 10, 2021

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: Nelson Willoughby Email: nwilloughby@olsson.com

From: Shannon McGuire, Planner

Re:

Application Number: PL2021014

Application Type: Final Plat

Application Name: Hook Farms - 2nd PLat

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

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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Once Wheatfield Ct crosses SW Farmfeild Rd the street type suffix needs to change. Court/CT is only allowed on a Cul-de-sac.
2. Please update the Planning Commission Secretary to the current City Official, John Lovell.
3. Please label each lot with its respective street number (see attached document).

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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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.
2. Other ADA-accessible ramps will need to be adjusted in accordance with Traffic comments on the Street and Stormwater plans.
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.
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.
5. It would appear the easement for the storm line between lots 57 and 58 is too narrow. Please review and provide a wider easement. There is concern about this pipe being too close to foundations.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Proposed Hook Farm Circle is not a Circle type roadway, but rather a Court. If acceptable by Planning, consider the maintaining the name Hook Farm Drive for the portion of road that continues to the cul-de-sac without a name change.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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