

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 30, 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

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**Tentative Schedule**

To be determined

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 be 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:**

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|---------------------------|---------------------------------------|---|--------------------------|
| <b>Planning Review</b>    | Shannon McGuire<br>(816) 969-1237     | Planner<br>Shannon.McGuire@cityofls.net             | No Comments              |
| <b>Engineering Review</b> | Gene Williams, P.E.<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Approved with Conditions |

1. 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.
2. 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.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to 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).
4. 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
5. 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.

6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

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. A certified copy shall be submitted to the City for verification.

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."

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| <b>Fire Review</b>    | Jim Eden<br>(816) 969-1303      | Assistant Chief<br>Jim.Eden@cityofls.net           | No Comments |
| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820  | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments |
| <b>GIS Review</b>     | Kathy Kraemer<br>(816) 969-1277 | GIS Technician<br>Kathy.Kraemer@cityofls.net       | No Comments |