

MEMO

TO:	George Binger, III Public Works Department 220 SE Green Street Lee's Summit, MO 64063
FROM:	Eric Shelton, PE & Emma Schneider, EI
RE:	The Retreat at Hook Farms 2 nd Plat – Conditional Letter of Map Revision based on Fill Lee's Summit, MO – 2021
DATE:	June 17, 2021
PROJECT #:	A19-4059

Description of Project:

The Retreat at Hook Farms 2nd Plat is a residential development located in Lee's Summit, Missouri north of SW Hook Road. Mouse Creek Tributary M5 flows northwest on the north side of SW Hook Farms and the Special Flood Hazard Area (SFHA) for Tributary M5 extends onto the east side of the proposed development. There are four (4) lots on the west side of Tributary M5 that will be located partially within the Zone AE floodplain from Tributary M5. The development is located within Section 23, Township 47N, Range 32W. The developer, Hunt Midwest Real Estate Development, Inc., has requested Olsson to assist in obtaining a Conditional Letter of Map Revision based on Fill (CLOMR-F) from FEMA which would show that the lots are going to be removed from the floodplain as a result of the proposed fill. Removing the lots from the floodplain will require the placement of compacted fill to elevate the lowest lot elevation above the highest base flood elevation touching the lot.

Provided are the submittal documents for the FEMA CLOMR-F requirements. **The attached MT-1 Form 3 must be signed by the community official prior to submittal to FEMA.**

Any alteration of these documents renders them null and void. Please advise if you have any questions.

Sincerely,



Eric Shelton, PE

Forms

LOMC Application

Application ID: 3753734599814

Amendment

Amendment Review

Property Information Form

Letter of Map Amendment Type: CLOMR-F

Fill Section

Has fill been placed on your property to raise ground that was previously below the BFE? No

When was fill placed?

Will fill be placed on your property to raise ground that is below the BFE? Yes

When will fill be placed? 06/2021

Street Address of Property

Address	Legal Description
SW Heartland Lee's Summit, MO 64082	Lot: 180 Block/Section: Subdivision: The Retreat at Hook Farms Second Plat Property Description:
SW Heartland Lee's Summit, MO 64082	Lot: 181 Block/Section: Subdivision: The Retreat at Hook Farms Second Plat Property Description:

Address	Legal Description
SW Heartland Lee's Summit, MO 64082	Lot: 182 Block/Section: Subdivision: The Retreat at Hook Farms Second Plat Property Description:
SW Heartland Lee's Summit, MO 64082	Lot: 183 Block/Section: Subdivision: The Retreat at Hook Farms Second Plat Property Description:

Legal Description of Property

Requesting that a flood zone determination be completed for: A portion of land within the bounds of the property

Date of Construction:

Lot Type: Multiple lots

Number of structures:

Number of lots: 4

Applicant Information

Applicant Title: Ms.
 First Name: Emma
 Last Name: Schneider
 Address 1: 550 E St Louis St
 Address 2:
 City: Springfield
 State, District or Territory: MO
 ZIP Code: 65806
 Email Address: eschneider@olsson.com
 Company: Olsson
 Phone: 417-885-1737
 Fax:

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

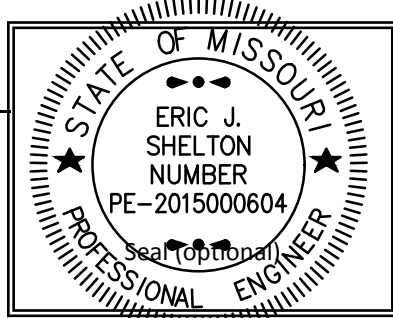
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

1. NFIP Community Number: _____ Property Name or Address: _____
2. Are the elevations listed below based on ☐ **existing** or ☐ **proposed** conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☐ slab on grade ☐ basement/enclosure ☐ other (explain) _____
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☐ No
If yes, what is the date of the current re-leveling? _____ / _____ (month/year)
5. What is the elevation datum? ☐ NGVD 29 ☐ NAVD 88 ☐ Other (explain) _____
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. _____ Long. _____
Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. -94.42331 Long. 38.86996

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.


Certifier's Name:	License No.:	Expiration Date:
Company Name:	Telephone No.:	
Email:	Fax No.	
Signature: <i>Eric J. Shelton</i>	Date:	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

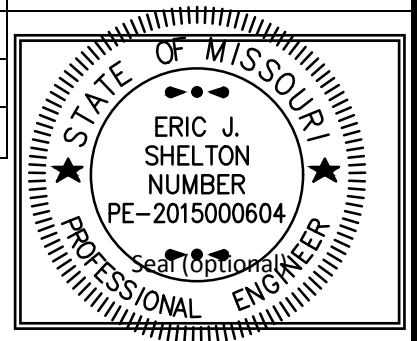
Continued from Page 1.

[illegible]

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name:	License No.:	
Company Name:	Telephone No.:	
Email:	Fax No.	
Signature: <i>Eric J. Shelton</i>	Date:	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.



Exhibits

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Missouri State Plane West Zone (FIPS zone 2403). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the U.S.D.A Farm Service National Agriculture Imagery Program (NAIP) dated 2014. Produced at scale of 1:24,000.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

94° 26' 15"
38° 52' 30"

985000 FT

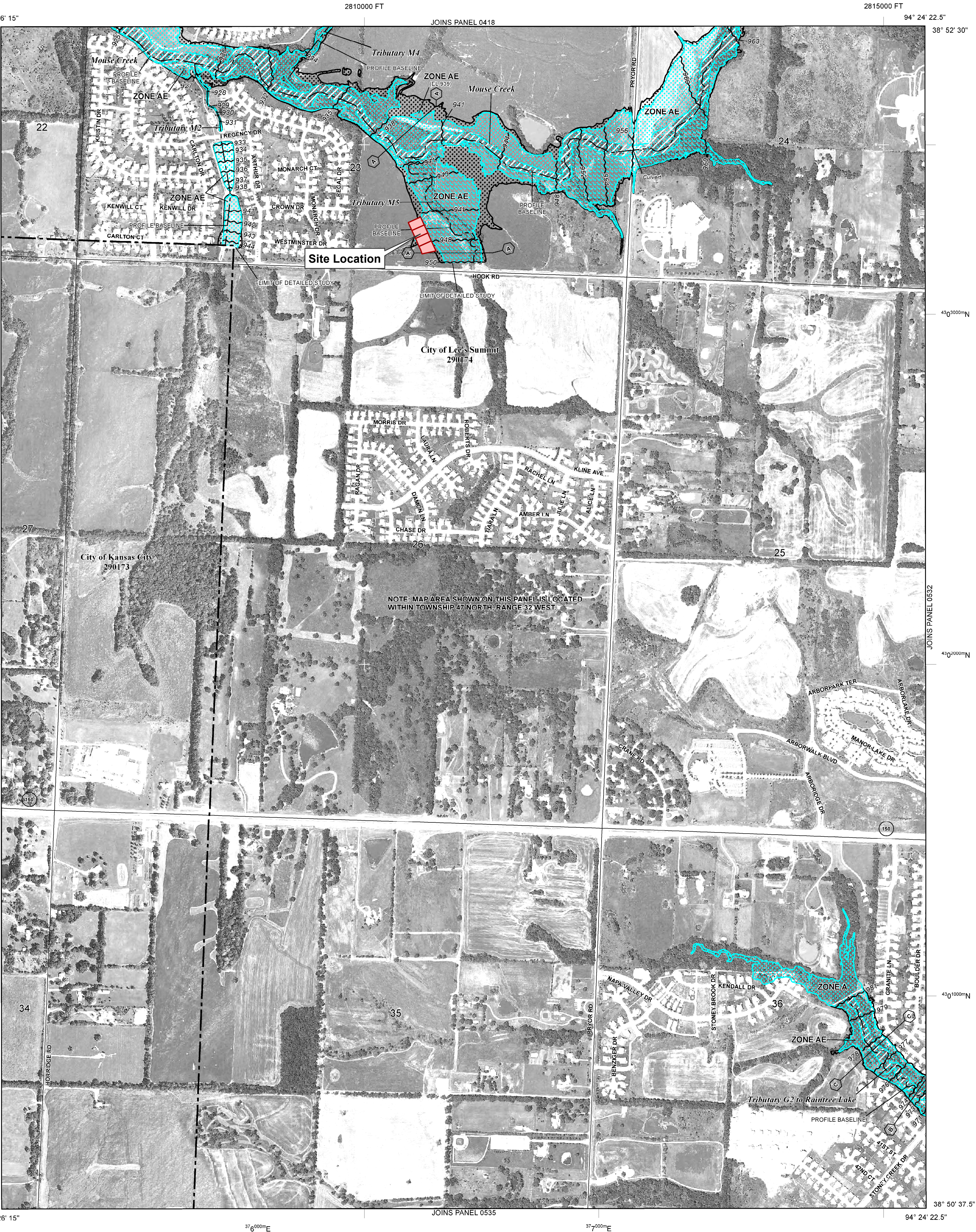
JOINS PANEL 0530
980000 FT

980000 FT

975000 FT

38° 50' 37.5"

94° 26' 15"



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*
*Referenced to the North American Vertical Datum of 1988

Cross section line
Transsect line
Culvert
Bridge
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
3100000 FT
5000-foot ticks: Missouri State Plane West Zone (FIPS Zone 2403), Transverse Mercator projection
Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5
River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 2006
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
January 20, 2017 - to change Special Flood Hazard Areas.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 600'
250 500 1000
150 0 150 300
FEET
METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0531G

FIRM

FLOOD INSURANCE RATE MAP

JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 531 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KANSAS CITY, CITY OF	290173	0531	G
LEE'S SUMMIT, CITY OF	290174	0531	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
29095C0531G

MAP REVISED
JANUARY 20, 2017

Federal Emergency Management Agency

DWG: F:\2019\4001-4500\019-4059-A\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_A194059.dwg
DATE: May 07, 2021 2:50pm
USER: nwilloughby

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____
20____.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION,

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME
PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS
SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A
MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN
BEHALF OF SAID CORPORATION AND THAT SAID F. BRENNER HOLLAND, JR.
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID
CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE
DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

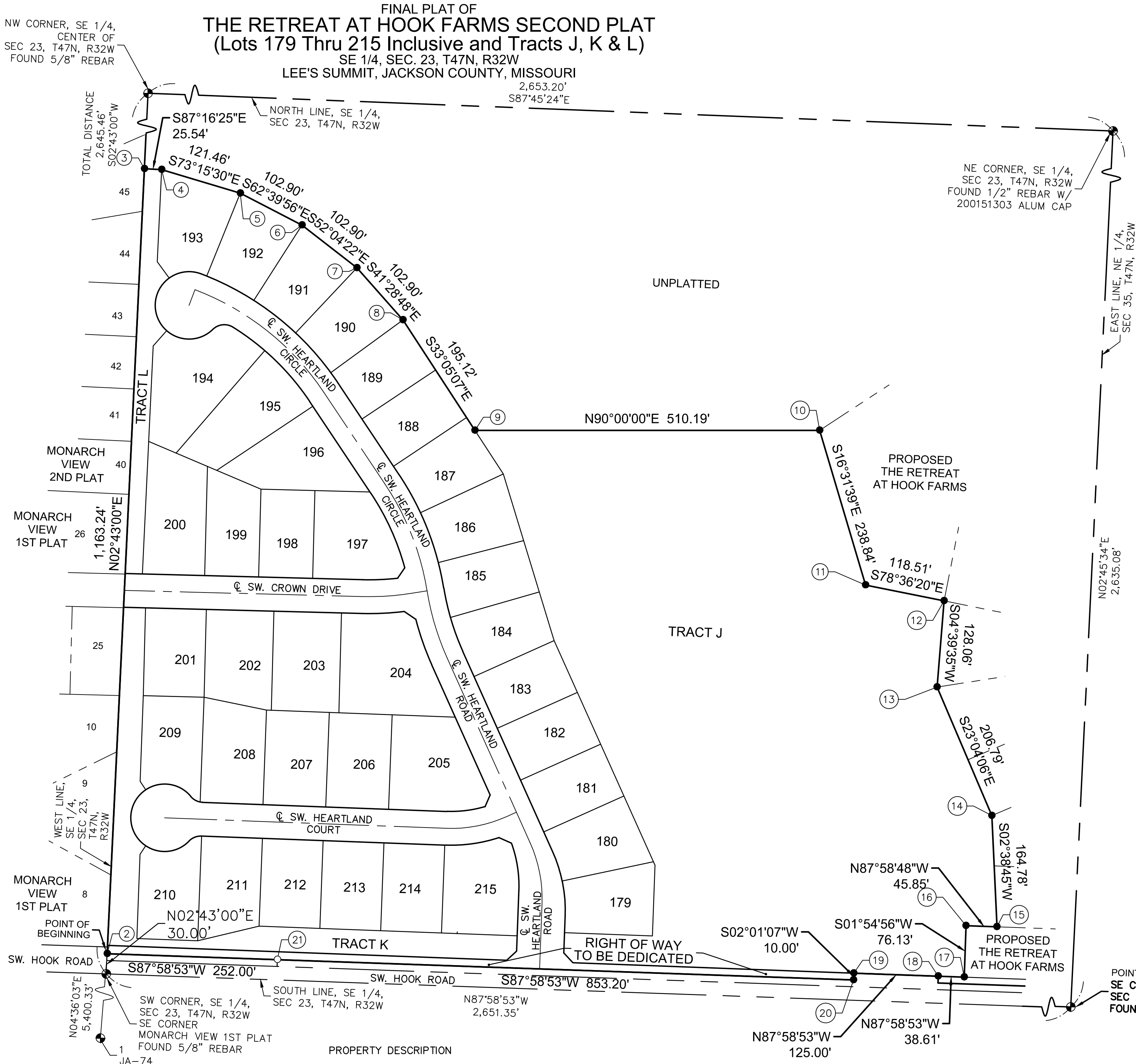
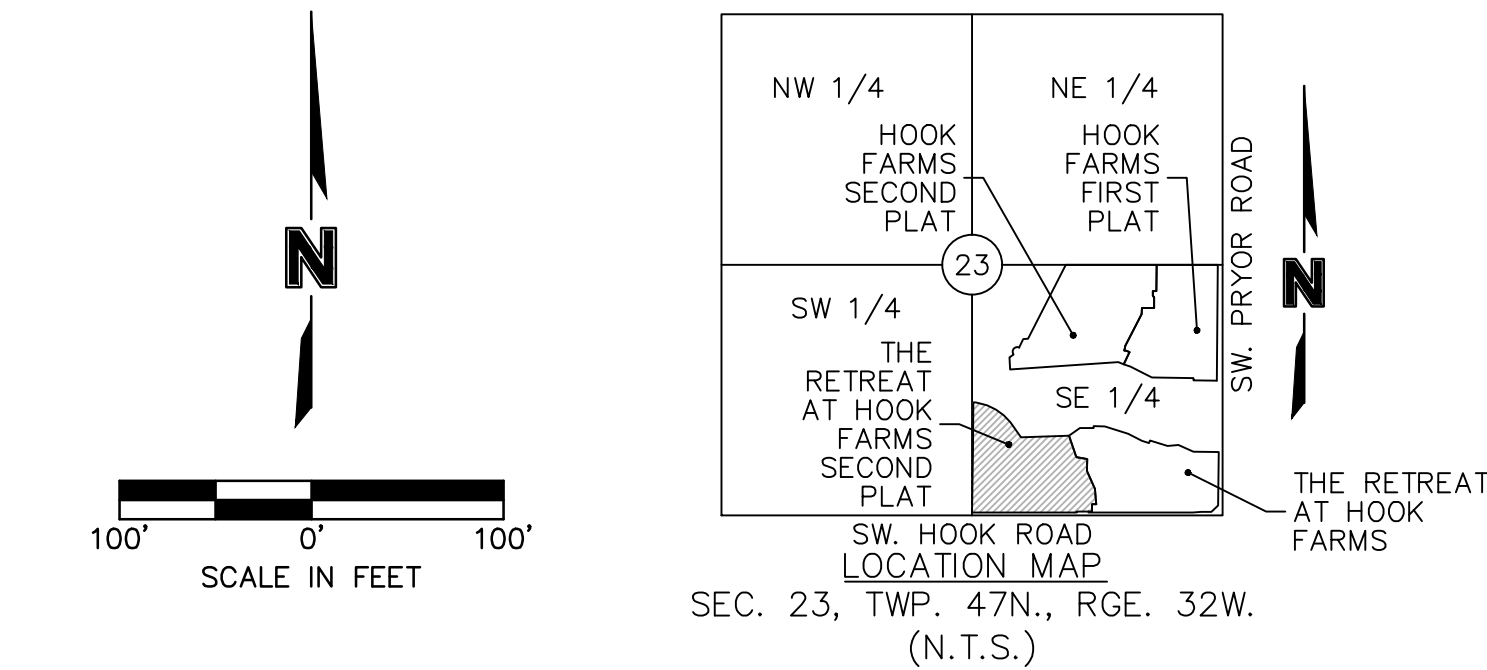
DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE RETREAT AT HOOK
FARMS SECOND PLAT, LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND
L WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY
OF _____, 20____, BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER
APPROVED: _____ DATE _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES
APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR
APPROVED: _____ DATE _____
CYNDA A. RADAR
PLANNING COMMISSION SECRETARY
APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK
APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY GIS

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE
5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR
UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT
THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°58'53" WEST, ON THE SOUTH LINE OF
SAID SOUTHEAST QUARTER, 2,651.35 FEET TO THE SOUTHEAST CORNER OF MONARCH VIEW 1ST PLAT, A
SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 98 I 69637 IN BOOK 163 AT
PAGE 62 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE SOUTHWEST CORNER OF SAID
SOUTHEAST QUARTER; THENCE NORTH 02°43'00" EAST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ALSO
BEING THE EAST LINE OF SAID MONARCH VIEW 1ST PLAT, 30.00 FEET TO THE NORTHWEST CORNER OF SW HOOK
ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED AS INSTRUMENT NUMBER 1999I 0077639 IN SAID
JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND
TO BE HEREIN DESCRIBED; THENCE NORTH 02°43'00" EAST, ON SAID WEST AND EAST LINES, AND ALSO BEING
EAST LINE OF MONARCH VIEW 2ND PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT, RECORDED AS
INSTRUMENT NUMBER 2000I 0047892 IN BOOK 167 AT PAGE 87 IN SAID JACKSON COUNTY RECORDER OF DEEDS
OFFICE, 1,163.24 FEET; THENCE LEAVING SAID WEST AND EAST LINES, SOUTH 87°16'25" EAST, 25.54 FEET;
THENCE SOUTH 73°15'30" EAST, 121.46 FEET; THENCE SOUTH 62°39'56" EAST, 102.90 FEET; THENCE SOUTH
52°04'22" EAST, 102.90 FEET; THENCE SOUTH 41°28'48" EAST, 102.90 FEET; THENCE SOUTH 33°05'07" EAST,
195.12 FEET; THENCE NORTH 90°00'00" EAST, 510.19 FEET TO A POINT ON THE WESTERLY LINE OF PROPOSED
THE RETREAT AT HOOK FARMS; THENCE SOUTH 16°31'39" EAST, ALONG SAID WESTERLY LINE, 238.84 FEET;
THENCE SOUTH 78°36'20" EAST, ALONG SAID WESTERLY LINE, 118.51 FEET; THENCE SOUTH 04°39'35" WEST,
ALONG SAID WESTERLY LINE, 128.06 FEET; THENCE SOUTH 23°04'06" EAST, ALONG SAID WESTERLY LINE, 206.79
FEET; THENCE SOUTH 02°38'45" EAST, ALONG SAID WESTERLY LINE, 164.78 FEET; THENCE NORTH 87°58'48" WEST,
ALONG SAID WESTERLY LINE, 45.85 FEET; THENCE SOUTH 01°54'56" WEST, ALONG SAID WESTERLY LINE, 76.13
FEET; THENCE NORTH 87°58'53" WEST, ALONG SAID WESTERLY LINE, 38.61 FEET TO A POINT ON THE EXISTING
NORTHERLY RIGHT-OF-WAY LINE OF SW HOOK ROAD, AS ESTABLISHED BY RIGHT OF WAY DEED RECORDED AS
INSTRUMENT NUMBER 2007E0016663 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING
SAID WESTERLY LINE, CONTINUING NORTH 87°58'53" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE,
125.00 FEET; THENCE SOUTH 02°01'07" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 10.00 FEET;
THENCE NORTH 87°58'53" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 853.20 FEET TO THE
NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEED, ALSO BEING THE NORTHEAST CORNER OF SW HOOK ROAD,
AS ESTABLISHED BY SAID RIGHT-OF-WAY DEED INSTRUMENT NUMBER 1999I 0077639; THENCE CONTINUING NORTH
87°58'53" WEST ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID SW HOOK ROAD, 252.00 FEET TO
THE POINT OF BEGINNING. CONTAINING 1,085,519 SQUARE FEET OR 24.92 ACRES, MORE OR LESS.



PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED
THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING
PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND
TRACTS J, K AND L)

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE,
CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND
MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR
WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL,
ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC
UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS
OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN
ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE
GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN
INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW INCLUDING,
WITHOUT LIMITATION, SECTION 527.188 RSMO. (2006) ANY RIGHT TO REQUEST
RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE
EASEMENTS HEREIN GRANTED.

STREET DEDICATION:

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED
TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE
ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE
CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G
REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) and ZONE "AE" (THE 1%
ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS
THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN
YEAR.

OIL AND GAS WELLS:

THERE IS NO VISIBLE EVIDENCE, THIS DATE, OF ABANDON OIL, OR GAS WELLS
LOCATED WITHIN THE PROPERTY BOUNDARY, AS IDENTIFIED IN "MISSOURI DEPARTMENT
OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS AS OF FEBRUARY
1, 2017".

COMMON AREA: TRACTS J, K AND L (10.81 ACRES)

TRACTS J, K AND L ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE
MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION. DURING THE
PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF
THE CONDOMINIUM OR PROPERTY APPROPRIATION, OR OTHER ENTITY APPROVED
BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY
LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY
OWNERS' ASSOCIATION.

RESTRICTED ACCESS:

TRACTS J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

DRAINAGE NOTE:

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.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE
LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE
(PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH
THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.
THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY
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THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND
CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE
FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL
LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED
IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE
CODE.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY
WAS TAKEN FROM THE COMMITMENT FOR TITLE
INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE,
COMMITMENT NO. KCT-234779 EFFECTIVE MARCH 26,
2021 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE
MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983,
WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL
RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR
OF 0.9998961. ALL COORDINATES SHOWN ARE IN
METERS.

THIS PLAT AND SURVEY OF THE RETREAT AT HOOK FARMS SECOND PLAT WERE EXECUTED BY
OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE RETREAT AT HOOK FARMS SECOND PLAT
SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS
FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR
ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE
ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I
HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE
PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MAY 7, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-31-2021 - Title Report Request	
05-29-2021 - Title Survey Commenced for Design	
05-07-2021 - 1st Submittal	
drawn by: _____	NRW
surveyed by: _____	AHNZ/JH
checked by: _____	JPM
approved by: _____	JSR
project no.: _____	A19-4059
file name: _____	V_PPLAT_A194059.DWG

Olsson
Surveying & Mapping, Inc.
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888

Shawn L. Land Surveying, Inc. is a Missouri Professional Land Surveyor
No. 114, MO Certificate of Authority 401592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
www.olsson.com

SHEET
1 of 3

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE RETREAT AT HOOK FARMS SECOND PLAT, LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____.

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE
APPROVED:	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:	CYNDA A. RADAR PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE

LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S66°03'58"E	20.15'
L2	S33°50'32"W	15.00'
L3	N33°47'52"W	15.00'
L4	N23°29'06"E	18.86'
L5	S55°43'10"E	20.75'
L6	N34°11'54"E	18.62'

CURVE TABLE		
CURVE ID	RADIUS	DISTANCE
C1	185.00'	71.24'

THIS PLAT AND SURVEY OF THE RETREAT AT HOOK FARMS SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MAY 7, 2021
JROUDEBUSH@OLSSON.COM

olsson

CHARTERED LAND SURVEYING - MO 366, KS 114, MO Certificate of Authority 001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET
2 of 3

FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
(Lots 179 Thru 215 Inclusive and Tracts J, K & L)
SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

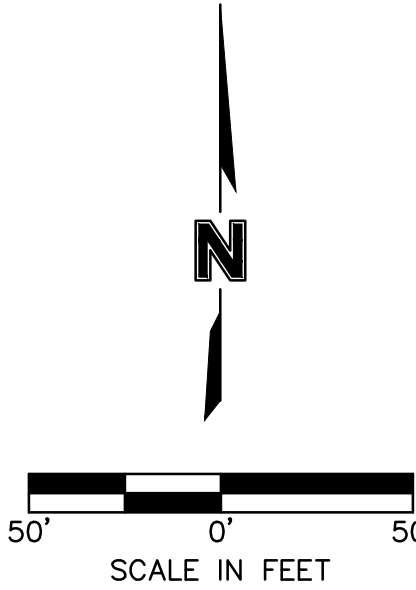
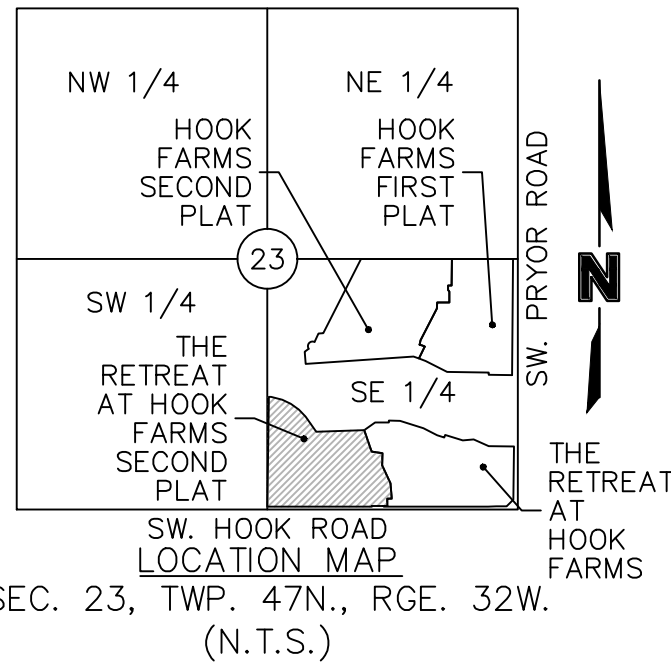
RESTRICTED ACCESS:
TRACTS J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

DRAINAGE NOTE:
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.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

SURVEYORS NOTES:

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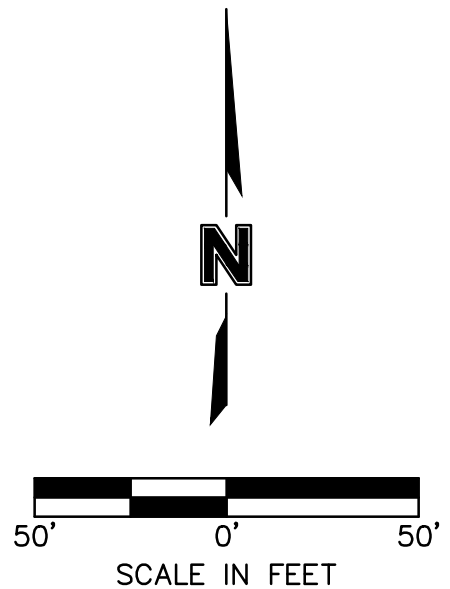
DATE OF SURVEY	
04-26-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal
drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	JPM
approved by:	JSR
project no.:	A19-4059
file name:	V_PPLAT_A194059.DWG

SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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drawn by: _____ NRW
surveyed by: _____ AH/NZ/JH
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project no.: _____ A19-4059
file name: _____ V_PPLAT_A194059.DWG

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊕ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
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R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
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APPROVED: _____	_____	DATE _____
	GEORGE M. BINGER III, P.E. CITY ENGINEER	
APPROVED: _____	_____	DATE _____
	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	
APPROVED: _____	_____	DATE _____
	WILLIAM A. BAIRD MAYOR	
APPROVED: _____	_____	DATE _____
	CYNDA A. RADAR PLANNING COMMISSION SECRETARY	
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	TRISHA FOWLER ARCURI CITY CLERK	
APPROVED: _____	_____	DATE _____
	VINCENT E. BRICE JACKSON COUNTY GIS	

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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MAY 7, 2021
JROUDEBUSH@OLSSON.COM

olsson

Olsson • Land Surveying • MO 368, KS 114, MO Certificate of Authority, 0016592
3301 Parkview
TEL 816.361.1177
FAX 816.361.1177
www.olsson.com

DWG: F:\2019\4001-4500\019-4059-A\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Street & Storm Sewer Plans\C_GRD01_A194059.dwg USER: bworthley
DATE: Jun 17, 2021 7:58am XREFS: C_PTBK_A194059 C_PBNDY_A194059 C_PUTIL_A194059 C_PBASE_A194059

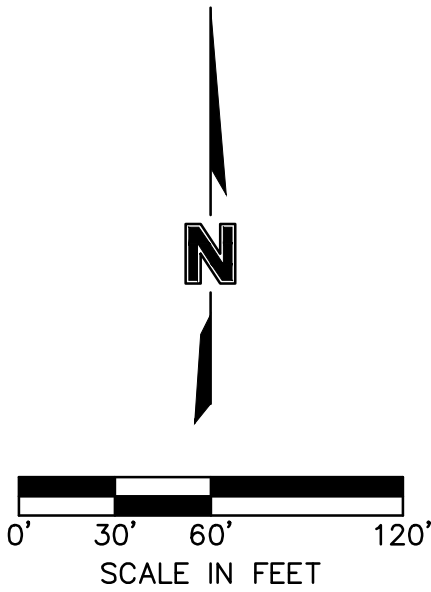
GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	4,389	9,192
SITE	45,873	31,198
TOTAL	50,262	40,390

EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.



LEGEND	
- -100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS



LOT FILL INFORMATION			
LOT NUMBER	MAX DEPTH OF FILL (OVER 2' PLACED)	EXISTING SLOPES > 5:1	PROPOSED SLOPES > 3:1
179	4.3		
180	6.4		
181	10.4	X	
182	10.4	X	
183	7.3	X	
184	7.5		
185	9.9		
186	10.0		
187	9.4		
188	9.1		
189	9.0		
190	9.0		
191	4.9		
192	3.2		
193	3.3		
194	-		
195	4.1		
196	4.4		
197	4.4		
198	4.3		
199	5.8		
200	6.5		
201	-	X	
202	-	X	
203	-	X	
204	-	X	
205	5.3	X	
206	-	X	
207	-	X	
208	-	X	
209	-	X	
210	3.3		
211	3.7	X	
212	3.8	X	
213	2.6	X	
214	5.6	X	
215	6.1	X	

X Indicates condition applies to lot

NOT FOR CONSTRUCTION.
CERTIFIED AS
MOST CURRENT
INFORMATION
FOR CLOMR-F

Big John

BY		REVISIONS	
REV.	DATE	DESCRIPTION	
1	06-02-2021	REVISED PER CITY COMMENTS	

GRADING PLAN
STREET & STORM SEWER PLANS

THE RETREAT AT HOOK FARMS
SECOND PLAT

LEE'S SUMMIT, MO

drawn by: B.M.W./J.A.A.
checked by: B.M.W.
designed by: B.M.W./J.A.A.
QA/QC by: J.E.S.
project no.: A19-4059
date: 05-05-2021

SHEET
C105

ESA



June 3, 2021

Public Works Department
220 SE Green Street
Lee's Summits, MO 64063

Dear George Binger, III

The purpose of this letter is to inform you that Olsson has completed the U.S. Fish and Wildlife Service's (USFWS) Section 7 Decision Process for "No Effect" Determinations for the proposed development of Hook Farms 2nd Plat, lots 180 through 183 in Lee's Summit, Missouri.

In accordance with Section 7 guidelines, Olsson obtained an official species list for the action area of the proposed development site using the USFWS Information for Planning and Consultation (IPaC) tool. The species lists contained three threatened or endangered species: gray bats, Indiana bats, and northern long-eared bats. Using the USFWS Decision Process for "No Effect" Determinations, Olsson concluded that development of Hook Farms 2nd Plat, lots 179 through 182, will have No Effect on listed species because, while the development includes tree removal, trees will be cleared during the winter months to avoid take of listed bats that could be using the trees for summer roost habitat.

There is **no potential for take** to occur to threatened and endangered gray bats, Indiana bats, and northern long-eared bats in Jackson County, Missouri, as a result of the project.

Attached to this letter is documentation of Olsson's "No Effect" determination, as well as an official USFWS IPaC species list for the action area. Should you require any further information or have additional questions, please contact me at 417.885.1705, or by email at eshelton@olsson.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Shelton".

Eric Shelton, PE
Senior Engineer, Olsson

S7 Consultation Technical Assistance

Decision Process for "No Effect" Determinations

FEMA: Conditional Letter of Map Revision (CLOMR) Projects - Step 6

Step 6. "No Effect" Determination and Documentation

Date: 6/3/2021

Title of Project: The Retreat at Hook Farms – Lee's Summit, Missouri

Brief Description of Project: Residential development of four, quarter acre lots within the Hook Farms 2nd Plat on SW Hook Road in Lee's Summit, Jackson County, Missouri. Tree removal will be required, and the clearing will take place in the winter months.

In conclusion of the Region 3 Section 7 Step-by-Step guidance, you have determined that the action for which you are seeking a Conditional Letter of Map Revision (or CLOMR-F) will have no effect on listed species because it meets one of the following criteria.

- Is located entirely within a "developed area" (an area that is paved or supports structures and vegetation limited to grass or conventional landscaping),
- Suitable habitat is not present in the action area of your project, or
- Suitable habitat is present, but current data (e.g., surveys) indicate species and critical habitat are absent from the action area. (Documentation of survey or other evidence is attached to this form).

Based on these characteristics, a "No Effect" determination is appropriate because the project will not occur within suitable habitat for any listed species, no habitat disturbance is anticipated, or listed species are *known* to not occur within the action area. Hence, no listed species or designated critical habitat is anticipated to be directly or indirectly affected by this action.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Missouri Ecological Services Field Office
101 Park Deville Drive
Suite A
Columbia, MO 65203-0057
Phone: (573) 234-2132 Fax: (573) 234-2181

In Reply Refer To:
Consultation Code: 03E14000-2021-SLI-1567
Event Code: 03E14000-2021-E-04155
Project Name: Hook Farms 2nd Plat

May 17, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 et seq.).

Threatened and Endangered Species

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. **Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days.** The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance

Refer to the Midwest Region [S7 Technical Assistance](#) website for step-by-step instructions for making species determinations and for specific guidance on the following types of projects: projects in developed areas, HUD, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

Federally Listed Bat Species

Indiana bats, gray bats, and northern long-eared bats occur throughout Missouri and the information below may help in determining if your project may affect these species.

Gray bats - Gray bats roost in caves or mines year-round and use water features and forested riparian corridors for foraging and travel. If your project will impact caves, mines, associated riparian areas, or will involve tree removal around these features – particularly within stream corridors, riparian areas, or associated upland woodlots –gray bats could be affected.

Indiana and northern long-eared bats - These species hibernate in caves or mines only during the winter. In Missouri the hibernation season is considered to be November 1 to March 31. During the active season in Missouri (April 1 to October 31) they roost in forest and woodland habitats. Suitable summer habitat for Indiana bats and northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 5 inches diameter at breast height (dbh) for Indiana bat, and ≥ 3 inches dbh for northern long-eared bat, that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Tree species often include, but are not limited to, shellbark or shagbark hickory, white oak, cottonwood, and maple. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, Indiana bats or northern long-eared bats could be affected.

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas;
- Trees found in highly-developed urban areas (e.g., street trees, downtown areas);
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees; and
- A stand of eastern red cedar shrubby vegetation with no potential roost trees.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records. An example ["No Effect" document](#) also can be found on the S7 Technical Assistance website.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see #3 below) – then project proponents can conclude the proposed activities **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) through the S7 Technical Assistance website.
3. If IPaC returns a result that one or more federally listed bat species (Indiana bat, northern long-eared bat, or gray bat) are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** these bat species **IF** one or more of the following activities are proposed:
 - a. Clearing or disturbing suitable roosting habitat, as defined above, at any time of year;
 - b. Any activity in or near the entrance to a cave or mine;
 - c. Mining, deep excavation, or underground work within 0.25 miles of a cave or mine;
 - d. Construction of one or more wind turbines; or
 - e. Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on listed bat species. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records. An example ["No Effect" document](#) also can be found on the S7 Technical Assistance website.

If any of the above activities are proposed in areas where one or more bat species may be present, project proponents can conclude the proposed activities **may affect** one or more bat species. We recommend coordinating with the Service as early as possible during project planning. If your project will involve removal of over 5 acres of suitable forest or woodland habitat, we recommend you complete a Summer Habitat Assessment prior to contacting our office to expedite the consultation process. The Summer Habitat Assessment Form is available in Appendix A of the most recent version of the [Range-wide Indiana Bat Summer Survey Guidelines](#).

Other Trust Resources and Activities

Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. Should bald or golden eagles occur within or near the project area

please contact our office for further coordination. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of recommendations that minimize potential impacts to migratory birds. Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

Next Steps

Should you determine that project activities **may affect** any federally listed species or trust resources described herein, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

If you have not already done so, please contact the Missouri Department of Conservation (Policy Coordination, P. O. Box 180, Jefferson City, MO 65102) for information concerning Missouri Natural Communities and Species of Conservation Concern.

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Karen Herrington

Attachment(s):

- Official Species List
-

- USFWS National Wildlife Refuges and Fish Hatcheries
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Missouri Ecological Services Field Office

101 Park Deville Drive

Suite A

Columbia, MO 65203-0057

(573) 234-2132

Project Summary

Consultation Code: 03E14000-2021-SLI-1567

Event Code: 03E14000-2021-E-04155

Project Name: Hook Farms 2nd Plat

Project Type: DEVELOPMENT

Project Description: Regrading of 4 lots within the Hook Farms 2nd Plat on SW Hook Road in Lee's Summit, Jackson County, Missouri.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@37.431332, -122.197364, 15z>

www.google.com/maps/@38.870256,-94.42438887861096,14z



Counties: Jackson County, Missouri

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Gray Bat <i>Myotis grisescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329	Endangered
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- [R4SBC](#)
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