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**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, June 10, 2022

**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

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021162

**Application Type:** Final Plat

**Application Name:** The Retreat at Hook Farms 2nd Plat

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

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**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

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

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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. 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.
7. 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."
8. Floodplain note should be revised at time of final approval to include the Letter of Map Revision based on fill (LOMR-F) decision to remove the selected lots from the FEMA floodplain. The City Floodplain Administrator has already provided concurrence with proposed fill be to remove the selected lots from the floodplain, and has provided

concurrence to the conditional LOMR-F. Final documentation of the decision shall be provided on the plat prior to final approval of the plat.

9. All lots, with the exception of common area tracts to be utilized for detention, shall be removed from the FEMA floodplain using mechanisms available such as the LOMR-F process described above.

10. Stormwater detention note shall be revised to describe which particular entity is responsible for the detention basin. As presented, the note is not specific. The note lists three separate scenarios, and the final plat shall be revised to specify which particular entity is responsible for the detention basin.

11. Stream buffer easement shown graphically on the plat shall include the description of the waiver, and date of the waiver by the City Floodplain Administrator in regard to the affected lots, and shall include the lot numbers affected by the waiver.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Brad Cooley, P.E., RSPi	Brad.Cooley@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments