LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Preliminary Plat
Applicant's Letter

Date: Wednesday, December 05, 2018

To:

Applicant: HUNT MIDWEST REAL ESTATE DEV INC	Email: Fax #: <NO FAX NUMBER>
Engineer: OLSSON ASSOCIATES	Email: Fax #: (913) 381-1174
Property Owner: HUNT MIDWEST REAL ESTATE DEV INC	Email: kzane@huntmidwest.com Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number:	PL2018202
Application Type:	Preliminary Plat
Application Name:	Hook Farms
Location:	2020 SW HOOK RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, December 17, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting:	December 04, 2018 at 09:00 AM
Planning Commission Meeting:	January 10, 2019 at 05:00 PM

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 Resubmittal

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 mulit-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 mulit-page Portable Document Format (PDF).
- Studies - Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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 Preliminary Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

1. Streets named Lantern and Weathervane already exist in other parts of the city.

Action required: Rename those streets. Call (816) 969-1303 if you need assistance with determing if a street name is available.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections

1. Please show the location of the abended gas/oil well (on sheets 3/10 and 4/10) as it relates to the propose lots.

2. Please rename SW Lantern Circle, SW Weathervane Circle and SW Weathervane Road as the already exist elsewhere in the City.

3. Please extend the sidewalk that runs parallel to SW Hook Road to the western plat boundary.

4. The maximum block length in residential areas zoned R-1 shall not exceed 700'. The only relief from this requirement is for the City Council to grant a modification during the PDP process. SW Tracker LN is approximately 825' and SW Wheatfield Drive is approximately 900'. Please update the plans to comply with this requirement.

5. The total number of cul-de-sac lots in a subdivision shall be no more than 10% of the total number of lots in the subdivision. The number of cul-de-sac lots may be increased to 20% if provisions are made for pedestrian and bicycle connectivity by way of interconnecting walkways, trails, or bikeways, with connections to other public or private sidewalks. Staff would like to see a connection between the northern and southern lots.

6. SW Red Bard Lane, SW Hook Farm Court, SW Farm Field Court, SW Lantern Circle and SW Silo Circle exceeds the 500' maximum cul-de-sac length. Cul-de-sacs longer than 500 feet, but no longer than 1,000 feet, may be permitted if the subdivider submits clear and convincing evidence to the City that the property is limited by one or more of the following, to such an extent that it is impracticable to provide the area a second means of access that would avoid the cul-de-sac to meet the cul-de-sac length limit (e.g. by providing a loop road into the area of the cul-de-sac, or extending the cul-de-sac to connect to another road in the subdivision). The maximum number of dwelling units on a cul-de-sac over 500 feet shall not exceed thirty (30) dwelling units.

a. Difficult terrain (such as steep slopes) that make it difficult to provide a second means of access.

b. Floodplain through the property that makes it impracticable to extend or connect the street.

c. Physical limitations (such as a highway abutting the property or major utilities such as a transmission main).

d. Remnant parcel where other properties adjoining the area have already been subdivided or developed in a manner that precludes connecting to a surrounding existing or potential road system.

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

1. The "Preliminary Stormwater Drainage Study" dated Nov. 16, 2018 did not discuss the following items: 1) waivers needed for the peak attenutation of stormwater discharge to the various points of interest and the reasoning behind such waivers, 2) analysis showing the timing of peaks from the development in relation to the flows within Mouse Creek, and how this timing of the peaks will show free release being more desireable than detention, and 3) 40 hour extended detention, and where these basins will be constructed.

2. The "Preliminary Stormwater Drainage Study" dated Nov. 16, 2018 states that the post-development peak runoff from the site is minimal. However, our past criteria for granting waivers of this type (i.e. where development is adjacent to a floodplain, with no intervening ground between the development and the floodplain) included the requirement that the peak discharge to the various points of interest be timed to free release before the upstream peak discharge within the receiving stream reaches its maximum. It does not appear this report addresses this criteria.

3. If the peak flow to the various points of interest downstream of the site are shown to be prior to the peak flow within the receiving stream (i.e., Mouse Creek), the City would likely support a waiver to the peak attenuation of stormwater discharge. However, the City will not support a waiver to the water quality aspect of stormwater detention (i.e., 40 hour extended detention).

4. Are CLOMR-Fs going to be obtained for lots shown within the limits of the floodplain? The City will not support any development where the floodplain encroaches upon lots. It is encouraged that all lots be located well away from the limits of the floodplain, with the idea that future changes to the flood maps is likely.

5. A phasing schedule is needed in the Preliminary Plat showing when and where water lines will be constructed. Notes and labels should also be provided on the Utility Plan showing when and where these lines will be installed, including the loop to the northwest.

6. The phasing plan shows what appears to be numerous violations of the 700 foot rule in regard to the maximum length of a dead end water line. This includes Phase 1A and Phase 1B.

7. A water line loop should be provided to connect to the existing water line to the west on SW Golden Eagle Rd. Lot 348 Eagle Creek 8th Plat appears to show the existence of a general utility easement for placement of this water line.

8. Where is existing sanitary manhole #50-074? This is the manhole in the southeast portion of the site. As you are aware, a separate development (i.e., Hawthorn Ridge) is responsible for the installation of an off-site sanitary sewer, and it does not appear to be shown on the Preliminary Plat.

9. Water lines must be shown within easements, generally centered within the easement.

10. An analyis is required to determine whether the existing 16 inch Little Blue Valley sanitary sewer main connected to the Little Blue Valley sewer line is adequately sized. This will require contacting Little Blue Valley Sewer District. As shown, a 24 inch City line enters the Little Blue Valley 16 inch line at manhole #50-017. Previous correspondence with Little Blue Valley Sewer District for a separate development allowed the 16 inch pipe to remain "as-is", with no further modification, or upsizing. Please verify Little Blue Valley Sewer District approves of this concept.

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

1. Illustrate the east side of Pryor Road and south side of Hook Road rights-of-ways and any existing or approved streets and driveways across from the preliminary plat boundary.

2. Comments regarding the traffic impact study pending further review. Turn lanes along Pryor Road are expected and traffic signal control at the intersection of Pryor and Hook may be warranted (consideration of a span wire signal to be discussed given the interim road condition and CIP improvements planned for Pryor Road). Paved shoulders along Hook Road will be required, but there's a CIP project scheduled for 2019 that will provide this improvement.