

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Monday, March 22, 2021

**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

**Other:** Julie Sellers      Email: jsellers@olsson.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021087

**Application Type:** Commercial Final Development Plan

**Application Name:** Hook Farms Subdivision Amenities

**Location:** 2002 SW 26TH TER, LEES SUMMIT, MO 64082

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**Electronic Plans for Resubmittal**

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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 multipage 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 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.

**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please add a north arrow to the vicinity map on sheet C01.
2. Please label the parking lot set back from the ROW along SW 26th Ter. as well as the setbacks from the residential lots 43 & 44.
3. Please show the location of all oil and/or gas wells within the subject property. If none are present please cite the source of your information.
4. The photometric diagram needs to indicate the foot candle levels at the property lines.
5. All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. For purpose of this standard, the perimeter area shall be measured 100 feet from the property line closest to the residential use and/or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade. Sheet E01 shows the pole height as 22'. Please update the proposed lighting to meet UDO requirements. Please update the photometric diagram as needed.
6. Will there be any ground mounted mechanical equipment? If there will be please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment. Additionally, please provide the manufacturer's specification sheets for proposed mechanical equipment to be used.
7. The elevations of all sides of proposed buildings shall include notation indicating building materials to be used on exteriors and roofs.
8. Please label the width of the required sidewalk along SW 26th Ter.
9. A review of the proposed landscaping was not able to be completed as the provided landscaping plan (sheet L2) depicts the area of the subdivision entrance at the intersection off Hook Rd. Please provide a landscaping plan the shows the subject site.

10. Parking stalls shall be 9' wide x 19' deep. A 9' wide x 17' deep parking spaces shall be permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. Please provide a 6' sidewalk parallel to the northern parking stall to meets this requirement.

11. All signs must comply with the sign requirements as outlined in the sign section of the ordinance and will be reviewed/permited by separate application.

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<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.
2. Please provide, or make sure to upload, a SWPPP report and Missouri DNR permit.
3. Please include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
4. Is the construction of western sidewalk extension, as shown on sheet C04, supposed to match the standard duty asphalt pavement section instead of concrete sidewalk? If so, please clarify or revise.
5. Please add construction note(s) for leader number 13 and 14, on sheet C04.
6. Please revise (general) note 3 on sheet C07 to state "shall not have a design slope greater than 1.5%."
7. Please make sure to include a final ESC restoration plan. Also, there is no need to extend the silt fence barrier all the way to the west for this project. Please revise the linear footage as necessary.
8. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on the ESC sheet.
9. Please provide ESC inlet protection to drain basin 1-3, as well.
10. The City of Lee's Summit now requires 12 inches of aggregate over the top of pipe rather than 6 inches. Please revise applicable standard detail.
11. Please include the proposed 2" tap connection size within the construction note for leader W4 on sheet C08D.
12. Please show/label the hydraulic grade line on to the storm sewer profile views.
13. Please set a 0.2' minimum elevation drop within the sanitary structures if the angle between the incoming and outgoing pipe is less than 45 degree. If the angle is equal or above 45 degree, please set a 0.5' minimum elevation drop.

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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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1. Site lighting design is incomplete.

Action required: Provide complete lighting design including all circuitry and light pole bases. (light pole base shown is not sufficient)

2. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (new building has pitched roof that will not allow roof mounted and parapet protected hvac so the assumption is their will be ground mounted condensing units)