



June 10, 2021

City of Lee's Summit  
Development Services  
220 SE Green St.  
Lee's Summit, MO 64063

RE: Hook Farms Subdivision Amenities Resubmittal

Thank you for your review and comments regarding the first Hook Farms Subdivision Amenities submittal. The revised plans are attached to this submittal. The following are the City's comments dated March 22, 2021 from staff review. Olsson's responses are in RED text.

**Required Corrections:**

- **Fire Review:**
  - Comment: 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.
    - **Acknowledged.**
- **Planning Review:**
  - Comment: Please add a north arrow to the vicinity map on sheet C01.
    - **North arrow added.**
  - Comment: Please label the parking lot setback from the ROW along SW 26<sup>th</sup> Ter. as well as the setbacks from the residential lots 43 & 44.
    - **The parking lot setback from the ROW has been labeled on sheet C05. The setbacks from residential lots 43 & 44 have been labeled on sheet C05.**
  - Comment: 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.
    - **There is a note saying no oil or gas wells are present with the information cited on sheet C04.**
  - Comment: The photometric diagram needs to indicate the foot candle levels at the property lines.
    - **Plan sheet has been updated.**
  - Comment: 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.
    - **Poles have been updated to be an 18' height with a 2' tall base.**

- Comment: 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.
  - All pool equipment will be inside the pool house mechanical room. There will be no AC for the pool house.
- Comment: The elevations of all sides of proposed buildings shall include notation indicating building materials to be used on exteriors and roofs.
  - A note indicating the building materials has been added to sheet C07.
- Comment: Please label the width of the required sidewalk along SW 26<sup>th</sup> Ter.
  - Required sidewalk width has been labeled on sheet C05.
- Comment: 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 that shows the subject site.
  - Landscaping plans have been added to the plan set.
- Comment: Parking stalls shall be 9' wide x 19' deep. A 9' wide x 17' deep parking space 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 meet this requirement.
  - Sidewalk that abuts the north part of the parking lot is 6' wide and is dimensioned on sheet C05.
- Comment: All signs must comply with the sign requirements as outlined in the sign section of the ordinance and will be reviewed/permitted by separate application.
  - Acknowledged, signage information has been removed from this FDP and will be submitted via a separate application.
- **Engineering Review:**
  - Comment: Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
    - An EOOPCC has been provided.
  - Comment: Please provide, or make sure to upload, a SWPPP report and Missouri DNR permit.
    - Disturbance is under 1 acre, however there is an existing MDNR permit and SWPPP for this area with Hook Farms 1<sup>st</sup> Plat.
  - Comment: 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".
    - Note added to sheet C02.

- Comment: 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.
  - This stretch of sidewalk is supposed to match the concrete sidewalk. It has now been hatched to match the legend.
- Comment: Please add construction note(s) for leader number 13 and 14, on sheet C04.
  - Numbers 13 and 14 are indicating the number of parking stalls on their respective sides of the parking lot. This style is labeled in the legend also.
- Comment: Please revise (general) note 3 on sheet C07 to state "shall not have a design slope greater than 1.5%."
  - Note has been revised.
- Comment: 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.
  - Silt fence barrier stretching toward the west has been shortened. A final ESC restoration plan has been added (sheet C11).
- Comment: 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.
  - J-hooks have been added to sheet C10.
- Comment: Please provide ESC inlet protection to drain basin 1-3, as well.
  - Drain basin 1-3 has a closed top. The drain basins with closed tops have now been called out accordingly.
- Comment: 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.
  - Detail on sheet C13 has been revised.
- Comment: Please include the proposed 2" tap connection size within the construction note for leader W4 on sheet C08D.
  - Connection size leader was added.
- Comment: Please show/label the hydraulic grade line on to the storm sewer profile views.
  - Hydraulic grade lines have been added and labeled.
- Comment: 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 degrees. If the angle is equal or above 45 degrees, please set a 0.5' minimum elevation drop.
  - There aren't any sanitary structures, only pipe bends.
- **Building Codes Review:**
  - Comment: Site lighting design is incomplete. Provide complete lighting design including all circuitry and light pole bases. (light pole base shown is not sufficient)
    - Final site lighting design will be provided with the building plans on the pool.

- Comment: 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. 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 there will be ground mounted condensing units)
  - All pool equipment will be inside the pool house mechanical room. There will be no AC for the pool house.

Thank you for your review of our plans. If there are any questions, please contact me at (816) 442-6044 or [jsellers@olsson.com](mailto:jsellers@olsson.com).

Sincerely,

Julie Sellers, P.E.  
Olsson