

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, June 16, 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>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting. Evergreen trees shall be a minimum height of eight feet at planting. Please update the plan sheets to meet this UDO requirement.

2. Light fixtures on properties within residential districts shall not exceed 15'. Please update the plan sheets to meet this UDO requirement.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. The trail that connects Wheatfield court to the proposed private sidewalk was previously shown as proposed, but appears to be shown as existing on the most recent site plan sheet. Revise/clarify as applicable.

2. Inflow elevation at Drain Basin 1-3, from the western direction, must be at least 0.5' higher than the outflow elevation at the storm structure. Revise accordingly on the two (2) storm sewer profile views.

3. W1 leader appears to be pointing at the wrong location on the utility plan view. Relocate to the right location.

4. Revise < 8"X2" TEE > to < 2" TAP CONNECTION >, on the utility plan view. (Connections 2" and smaller are performed by a corporation valve installed in the main by the Water Department.)

5. J-hooks along the eastern silt fence barrier must face uphill in order to trap sediments during heavy rain events. Revise accordingly on the ESC plan sheet.

6. Regarding landscape, staff recommends maintaining a 5 -7 feet minimum horizontal separation between the edge of overstory tree and the edge of storm line in order to prevent tree roots from growing into the utility pipe.

7. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, for the civil site work expected to occur on-site.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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<b>Traffic Review</b>	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net

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**Building Codes Review**

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

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No Comments