

**DEVELOPMENT SERVICES**

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

**Date:** Sunday, September 26, 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	No Comments
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<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Include a general note stating that all construction shall follow City of Lee’s Summit’s Design and Construction manual.
2. Label/indicate the location of the existing 16” water main running parallel to the eastern property line on sheet C04.
3. Is the walking trail traveling north-south, as shown on sheet C05, intended to be made of asphalt or concrete? If asphalt, then no revision is needed, make sure to provide a cross-sectional pavement detail of the asphalt walking trail. If concrete, revise the hatching and leader number accordingly.
4. On sheet C09A, label/include MH 1-4 and NS 1-1 information in profile view, as well.
5. On sheet C09C, label/include profile view information (i.e. NS 1-4, bend with cleanout) in plan view, as well, like previously done on sheet C09B.
6. The City requires a 6”-thick minimum layer of granular bedding (aggregate fill) under utility pipe. Revise the trenching and backfill (bedding) construction detail accordingly.

<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 (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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