

DEVELOPMENT SERVICES

**Preliminary Plat
Applicant's Letter**

Date: Monday, July 26, 2021

To:

Property Owner: NORTH OAK SAFETY STORAGE, Email: tony@safetystorage.com
LLC

Applicant: NORTH OAK SAFETY STORAGE, LLC Email: tony@safetystorage.com

Engineer: POWELL CWM INC

Email: BPOWELL@POWELLCWM.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021253

Application Type: Preliminary Plat

Application Name: Lakewood Business Center on I-470

Location: 2701 NE HAGAN RD, LEES SUMMIT, MO 64064

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 multi-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 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.

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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells within the area. Refer to DNR Well Database and reference the site.
2. Building Line. Please label the 20' building line along all ROW frontages.
3. Sidewalk. A 5' sidewalk is required along the NE Hagan Rd frontages of all proposed lots.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Application is incomplete in terms of required plans and reports. Please see requirements for a preliminary plat application, which shall include a separate utility plan (i.e., sanitary sewer and water line layout), separate grading plan, separate stormwater layout plan, sanitary sewer analysis (in report form) of the downstream system (as discussed during the pre-application meeting), and stormwater detention memorandum.
2. Review of City files show the existing basin north of the project was designed to manage increased peak stormwater flows for the project, based on criteria in existence at that time. The report is dated Nov. 14, 2009, and titled "Storm Water Management Report Regional Detention Ponds Lemone-Smith Property". Please reference this document in the stormwater memorandum. This document is also available at City Hall if a review is deemed necessary by the engineer.
3. Utility lines shall be labeled as to sizing and material type. This includes sanitary sewer lines and water lines.
4. If any other use than office/warehouse use is being proposed (such as industrial or manufacturing), a sanitary sewer analysis shall be required.
5. ADA ramps are shown at the intersection of Maguire Blvd. and Cargo Dr. using an outdated method. This method of constructing ADA ramps is no longer allowed. Turning space cannot be placed at the bottom of the ramp, and each ramp shall be mono-directional. Acceptable examples can be provided upon request.
6. Acquisition of an off-site easement or off-site agreement may be necessary to place the storm line to the north.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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