



August 10, 2021

City of Lee's Summit Development Services

Lee's Summit, Missouri

220 SE Green Street

Lee's Summit, MO 64063

Re: Preliminary Plat – Lee's Summit Logistics – PL2021255

1220 NW Main Street

The following are responses to staff comments dated July 23, 2021 on the project referenced above.

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.

RESPONSE: Acknowledged.

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).

RESPONSE: Acknowledged.

Planning Review Comments:

1. *Please note that when FDP's and Final Plats are applied for, the plan size maximum will be 24" x 36" with 1" border. For the Preliminary Plat the 42" x 30" plan sheets are fine.*

RESPONSE: Acknowledged. The final plan and final plat submittal documents will have a maximum sheet size of 24"x36".

2. *Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present please add note indicating so and cite your source of information.*

RESPONSE: Acknowledged. There are no oil and gas wells located on the property.

3. *Please take note, any existing easements that are recorded and/or platted but not needed and public roadways that conflict with the proposed plat must be vacated prior to final plat approval.*

RESPONSE: Acknowledged.

4. *Please remove all references to proposed buildings, parking lots, and driveways. Please remove all landscaping and elevation sheets from the plan set. This information is not needed at this point in the project.*

RESPONSE: Acknowledged. The resubmittal has separated out a preliminary plat drawing that excludes the proposed buildings, parking lots, and driveways as requested. This information is provided in the "Engineering Civil Plans" pdf now.

Engineering Review Comments:

1. *Please revise the Water Utilities contact information on the Cover Sheet to 816-969-1900 with no specific contact name or email. If you'd like to include the address, it is 1200 SE Hamblen Road, Lee's Summit, MO 64081.*

RESPONSE: Acknowledged. The Water Utilities contact information has been updated on the revised plans.

2. *Please delete Sheet C101. It is not required at this time. Please review all notes on future submittals to ensure the correct city, state, departments, requirements, etc. are being referenced.*

RESPONSE: Acknowledged. Sheet C101 has been removed from this plan submittal as requested.

3. *Please note that building footprints and parking lot layouts are not required on subsequent submittals.*

RESPONSE: Acknowledged. Building footprints and parking lot layouts are not provided with the "Preliminary Plat" pdf that has been provided with the resubmittal. This information is included in the "Engineering Civil Plans" pdf for informational purposes which was discussed in the project pre-application meeting.

4. *Please provide a sanitary sewer analysis too determine downstream capacity of the existing sanitary sewer system. Please note that you'll want to estimate the most intensive sanitary use for the study.*

RESPONSE: Acknowledged. A sanitary sewer analysis with calculations has been provided with the resubmittal. Olsson will continue to coordinate and refine this study with city staff as the project moves into final design.

Traffic Review Comments:

1. *Sheet L100 - Confirm sight distance is adequate on landscaping plan.*

RESPONSE: Acknowledged. The sight distance will be provided during final plan submittal to meet city requirements.

2. *Sheet C200 - Main Street will extend past Sloan to Tudor. Change street name appropriately.*

RESPONSE: Acknowledged. The plans have been updated.

3. *Sheet C200 - Existing Main St. needs to be removed at Tudor with curb, gutter and sidewalk replaced.*

RESPONSE: Acknowledged.

4. *Sheet C200 - Median along Tudor needs to be constructed at Main St. break.*

RESPONSE: Acknowledged.

5. *C200 - Clarify what the overlapping lines at the new intersection of Main and Sloan are.*

RESPONSE: The overlapping lines at the new intersection of Main and Sloan are showing the location of existing Sloan Street. Labels have been provided for this line work for clarity on the revised plans.

6. *Include typical section, and plan/profile for relocated Main Street.*

RESPONSE: Acknowledged. The street section and plan/ profiles for relocated Main Street will be provided with the Final Plan submittal to meet the city's standards and requirements.

7. *Provide plan for signs/pavement markings and a plan for temporary traffic control.*

RESPONSE: Acknowledged. The signs, pavement markings and temporary traffic control will be provided with the eventual Final Plan submittal for the project.

Thank you,

A handwritten signature in dark ink, appearing to read 'S. Reece', is positioned above the printed name.

Seth Reece
Vice President
Olsson