

DEVELOPMENT SERVICES

Commercial Final Development Plan Applicant's Letter

Date:	Wednesday, Sept	ednesday, September 15, 2021				
То:	Property Owner: INVESTMENTS LLC	SALLEE REAL ESTATE	Email:			
	Applicant: LAKEWOOD SELF STORAGE, LLC		Email: JBEAL@NGZIMMER.COM			
	Engineer: SCHLAG	GEL & ASSOCIATES	Email: SCHLAGEL & ASSOCIATES			
From:	Mike Weisenborn, Project Manager					
Re: Application Number: Application Type:		PL2021278 Commercial Final Development Plan				
Application Name: Location:		Lakewood Self Storage 4101 NE PORT DR, LEES SUMMIT, MO 64064				
Locutio			1, 110 01001			

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 mulit-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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer. Thompson@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$26,530.08.

2. Prior to the commencement of any construction activities, the Contractor shall contact Tom Taylor of Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference.

3. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

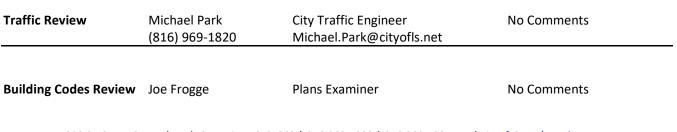
4. Two (2) full size paper copies of the Final Development Plan with the red Bluebeam authentication stamp shall be delivered to City Hall, Attn: Steve Robbins, 220 SE Green St., Lee's Summit, MO 64063 prior to any construction activities.

5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

6. Detention basin detail sheet C5.0 shall be corrected during the as-built phase by providing the storage volume in cubic feet rather than sq. yards. It appears this was a minor typographical error when compared to the stormwater report.

Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
	(816) 969-1303	Jim.Eden@cityofls.net	

1. 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.



220 SE Green Street | Lee's Summit, MO 64063 | 816.969.1200 | 816.969.1201 Fax | cityofLS.net/Development

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