

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, May 09, 2022

To:

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

Property Owner: 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: PL2022161

Application Type: Final Plat

Application Name: Lakewood Business Center on I-470 Plat S

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

Electronic Plans for Re-submittal

All Planning application and development engineering plan resubmittals shall be 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 storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

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 Final 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. Easements. You do not seem to be showing any sanitary sewer easements or pole guy easements. Please state whether these utilities will be in the area? If so, please label them on the plat.
If you do not have any sanitary sewer easements please remove it from the legend.
3. Lot 1. Lot 1 label is already taken. Please change this to another number.
4. Address. Please address the lot 624. Just like the Preliminary Plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. One (1) additional ADA-accessible route and ramp is warranted across Maguire Blvd. at Cargo Dr. Please show in concept form the location of this additional ADA-accessible ramp.
2. Please add the standard drainage note "Individual lot owners shall not change or obstruct the overall drainage flow lines or paths on the lots, unless specific application is made and approved by the City Engineer."
3. "D/E" is shown on the plat with no definition in the "Easement" section of the plat. Recommend using a U/E instead of a combined U/E and D/E at the location shown on the eastern lot line. As it is shown, D/E is not defined, and even if it were defined, it is already a dedicated use by the definition given under the "Easement" section. Please remove the contradiction.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. There is no ownership listed on this plat. Jackson County lists NORTH OAK SAFETY STORAGE LLC as the current owner.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
