

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, July 12, 2023

To:

Property Owner: INDEPENDENCE SAFETY
STORAGE NORTH II LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Property Owner: INDEPENDENCE SAFETY
STORAGE NORTH II LLC

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023066

Application Type: Final Plat

Application Name: Town Centre Logistics Lot 4 & Tract A

Location: 2201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Electronic Plans for Re-submittal

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 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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. Provide a completed and signed application and accompanying ownership affidavit. The plat will not be released for recording until all required documentation is provided.

2. COMMON PROPERTY.

- The CC&Rs provided do not appear to include the required common property language from UDO Section 4.290. Staff will provide a template of the required language for your use.

- Review and update the grantor and grantee on page 1 of the CC&Rs as needed.

- The legal description referenced on page 13 in the CC&Rs as Exhibit A is not for the subject property, let alone a property in Lee's Summit. Delete, as there is another Exhibit A on page 9 for the subject property.

- Similar to the comment above, the legal description referenced in the CC&Rs as Exhibit B on page 14 is not related to the subject property, let alone located in Lee's Summit. Revise.

- The year referenced in the first paragraph of the declaration of covenants (2003) on page 1 is incorrect. Revise.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
8. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments
