

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, November 08, 2022

To:

Property Owner: TAILOR MADE EXTERIORS LLC Email:

Applicant: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

City Staff: Dawn Bell

Email: Dawn.Bell@cityofls.net

From: Dawn Bell, Project Manager

Re:

Application Number: PL2022377

Application Type: Final Plat

Application Name: Tailor Made Landing

Location: 1600 SE HAMBLEN RD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, November 22, 2022. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a signed application and signed/notarized ownership affidavit.
2. Please label the total acreage of the proposed subdivision.
3. Please a note to the plat establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.
4. Please update Ryan Elam's signature block to reflect his current title, Assistant City Manager.
5. The approved PDP -#PL2017-166 (acting as the preliminary plat) showed a street with cul-de-sac serving the lot of this subdivision. Please show the street as was approved by the PDP. For all streets dedicated and accepted in any subdivision, the minimum standards for right-of-way width, pavement width, street grades, and street alignment shall be as set out in the "Design and Construction Manual".
6. Access to individual lots shall not be allowed from an arterial or collector street when access from a local or access street is available. Please add a limited access note to the plat reflecting no direct vehicular access to SE Hamblen Rd.
7. On all streets (major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street. This includes along SE Hamblen and the required new street serving this subdivision.
8. As a common area tract is being proposed, please provided a copy of the property owners association bylaws as evidence of the establishment of the agency for the ownership and maintenance of the common open space and all assurances of the financial and administrative ability of such agency.

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1. Please evaluate the 100 year clogged/zero available storage water surface elevation within the detention basin, and show the outline in graphic format on the plat for the review copy. A minimum 20 foot setback is required from this water surface elevation and any property line. Please ensure this distance is met, and remove the outline of the water surface elevation on the final mylars.
 2. How will Lot 2 be served with sanitary sewer service? From our notes, the installation of the sanitary sewer at Hamblen Rd. during construction of the Tailor-Made facility many years ago was problematic, and it would appear an extension is required to provide adequate sanitary sewer service to Lot 2. Please evaluate, and provide sanitary sewer plans if necessary.
 3. The manner in which the plat is drawn would seem to indicate you are proposing a 30 foot general utility easement along the street frontage. This is due to the lack of a physical end to the easement shown on the north and south sides of the lots. In other words, it would appear the building line along the street frontage is also a utility easement. Please evaluate and revise as appropriate.
 4. In terms of the easement issue discussed above, please show the location of the outlet structure for the detention basin in relation to the easement. If encroaching within the easement, the outlet structure and/or the detention basin may need modification to remove the encroachment. Please evaluate, and revise as appropriate.
 5. A minimum 10 foot general utility easement is required along the street frontage of Hamblen Rd. Please revise.
 6. Please revise the drainage note, as there will not be a Master Drainage Plan associated with this plat.
 7. Please add the following notation concerning the detention basin and maintenance of the detention basin within the common area tract to be maintained by the property owner's association: "All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association - please be specific as to which one} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code."
 8. According to my notes, a public road with a cul-de-sac was to be dedicated and constructed for this development. Please review and revise as appropriate, and ensure easements are dedicated along all street frontages in accordance with City standards, including the 15 foot utility easement at cul-de-sac bulbs.
 9. Please show the location of sidewalk and ADA-accessible ramps along all roads. Please revise as appropriate.
 10. It may be necessary to relocate the existing private sanitary sewer service if it is located within the limits of the requested easements described above. Please show the line in relation to the requested easements along the public road.
 11. Are you requesting the private water main to be dedicated as public? According to my notes, this was the plan from many years ago when the private water main was installed. If so, a backflow preventer should be shown near

the private water main and near the existing building, and a gate valve to denote the end of the public service. Separate engineering plans shall be required for any work to the public water main.

Traffic Review	Brad Cooley, P.E., RSPI	Corrections
	Brad.Cooley@cityofls.net	

1. This property is subject to the Unimproved Road Policy. "No industrial developments will be permitted on unimproved roads". This requirement was deferred with the original PDP (File # 2017-1515) with the requirement that any additional development at this location would require improvements to Hamblen Road. The URP would require Hamblen be built to an urban standard from the subject property to Bailey Road.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@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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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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