

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, October 02, 2023

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: Scott Ready, Project Manager

Re:

Application Number: PL2022377

Application Type: Final Plat

Application Name: Tailormade Landing

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

Tentative Schedule

Submit revised plans by 4pm on Tuesday, October 10 or October 17, 2023. 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.

Analysis of Final Plat:

GIS Review	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	
Planning Review	Shannon McGuire	Senior Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. The below comment where noted on the applicants Letter dated November 8, 2022 and have not been addressed.

Comment #1 - Please provide a signed application and signed/notarized ownership affidavit.

Comment #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.

Comment #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.

2. Please update the Development Services Department signature block to reflect the current City official, Joshua Johnson, AICP.

3. You have labeled a 75' access easement but have not provided a dedication for it. All easements must be defined as to who it is dedicated to and the uses allowed. Typical access easement language is as follows "An easement to provide for access to and from lots 1 & 2 is hereby established as shown on the plat and designated as Access Easement (A.E.). Said easement is for the mutual benefit of the present and future owners, their mortgagees, tenants, business invitees and any emergency vehicles, equipment and personnel."

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

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. 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."
3. The outlet structure appears to be contained within a 15 foot by 48 foot general utility easement. Please remove this easement, as this is private infrastructure not maintained by the City.
4. "Access Easment" is not defined anywhere on the plat. It would appear, therefore, that no access easement exists on the proposed plat. Please provide specific dedication language and matching notation which defines the access easement and who it is granted to and by. Please revise as appropriate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments