

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 01, 2024

JWM CONTRACTING LLC
420 NE BROCKTON DR
LEES SUMMIT, MO 64064

Permit No: PRSGN20240916
Project Title: Orchard Woods Monument Signage
Project Address: 1216 NE Piedmont Dr/4000 NE Apple Grove Dr
Parcel Number: 43600031100000000
Location / Legal: SEC-09 TWP-48 RNG-31---PT OF SW 1/4 DAF: BEG SW COR OF SW 1/4 TH S 88 DEG 11 MIN 37
Description: SEC E 798.12' TH AN ARC DIST 48.26' TH S 89 DEG 08 MIN 37 SEC W 20' TO PT OF CURV TO LF
RAD 740' AN ARC DIST 276.45' MOL TO POB
Type of Work: SIGN
Occupancy Group: NOT APPLICABLE
Description: Construct (1) Column monument on Lot 16 (1216 NE Piedmont Dr); and
(1) main monument sign on Lot 1 (4000 NE Apple Grove Dr)

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Sign Permit Review

Reviewed By: Hector Soto Jr.

Rejected

1. PLAT RECORDING. It appears that the developer recorded the Orchard Woods subdivision plat with the Jackson County Recorder of Deeds office on March 5, 2024. Lot information and addresses still does not show up on the County website, but staff will proceed with the sign permit review process.
2. SIGN PERMIT AUTHORIZATION. Submit a completed copy of the Sign Permit Authorization form that has been signed by the developer/property owner acknowledging and granted permission for the submittal of the sign permit on the subject property.
3. MONUMENT SIGN. The main monument sign that will go on Lot 1 (4000 NE Apple Grove Dr) exceeds the maximum allowable sign structure size of 72 sq. ft. under the City's sign ordinance. The proposed main monument sign is 84 sq. ft. To comply with the sign ordinance, the overall structure shall be reduced by 12 sq. ft.
4. EASEMENTS. The sign permit submittal included monument sign easement exhibits. Have both easements been executed and recorded with the County? The exhibits graphically show the limits of the easement and a metes and bounds

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description of the easement, but there is no dedication language identifying to whom easement rights are being granted (i.e. the Orchard Woods homeowner's association).

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Approved

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The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.