

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, August 11, 2025

To:

Web Registered User: Sean A Siebert

Email: sasiebert@kennystile.com

Applicant: Sean Siebert

Email: sasiebert@kennystile.com

Engineer/Surveyor: BOUNDARY AND
CONSTRUCTION SURVEYING

Email:

From: Scott Ready, Project Manager

Re:

Application Number: PL2025189

Application Type: Minor Plat

Application Name: Sequoia Residential Lots 4-5 and Tract 1B

Location: 225 NW ORCHARD CT, LEES SUMMIT, MO 64063229 NW ORCHARD CT,
LEES SUMMIT, MO 64063231 NW ORCHARD CT, LEES SUMMIT, MO
64063223 NW ORCHARD CT, LEES SUMMIT, MO 64063

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

DEVELOPMENT SERVICES

Review Status:

Required Corrections:

Planning Review	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. Renumber the lots to be 7-10. This will provide clarity in the future and allow for amendments to those lots if needed.
2. Rename the Tract to "Tract A1"
3. Update the plat title, dedication, "square footage" table, and common area language to reflect the updated lots and tract names.
4. Remove the building setback dimensions and building separation dimensions.
5. Remove the 20' dashed setback line shown around the detention area.
6. Update the signature block - "Tracy L. Albers, Director of Development Services."
7. Are the driveways really intended to be covered with access easements instead of being included in the lots? This would allow for everyone within the subdivision to have the right to park on a driveway whether or not it relates to their unit.

If that is the intent, provide access easement language.
8. Update Lots 1-6 to reflect the comments made on PL2025188.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easement dedication language does not match what is shown on the plat. U/e is shown on the plat, but the dedication language calls-out U.E. Therefore, change the plat to match what is shown on the dedication language and vice versa.

Traffic Review	Erin Ralovo	Senior Staff Engineer	No Comments
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(816) 969-1800 Erin.Ravolo@cityofls.net

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

GIS Plat Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

1. Please provide a dimension between the lot 3B and 4A along the ROW. I see 25.69 between 4B and 5A but no dimension on 3B/4A