

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, May 22, 2020

To:

Property Owner: ORCHARD PARK DEVELOPMENT LLC Email:

Applicant: ORCHARD PARK DEVELOPMENT LLC Email:

Engineer: RENAISSANCE INFRASTRUCTURE CONSULTING Email: MSLUTTER@RIC-CONSULT.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020138

Application Type: Final Plat

Application Name: Sequoia FP

Location: 500 NW OLIVE ST, LEES SUMMIT, MO 64063
502 NW OLIVE ST, LEES SUMMIT, MO 64063
408 NW OLIVE ST, LEES SUMMIT, MO 64063

Tentative Schedule

Submit revised plans by noon on Monday, June 08, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: May 26, 2020 at 09:00 AM

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. The proposed tract/lot numbers should include in the proposed subdivision name. Staff recommends placing the proposed lot 1 in a tract. This way when you come back to carve out the buildings to condo them you can do it with a minor plat rather than a final plat. Tracts may only be dedicated by final plats.
2. Coordinate #3 seems to be missing on the plat drawing.
3. On local and access streets in residential areas, sidewalks shall be constructed on one side of the street if the single family density is 1.5 to 4.0 dwelling units per gross acre excluding common area and on both sides of the street if the density is over 4.0 dwelling units per gross acre. Please show the location of the required 5' sidewalks along NW Olive St. and NW Orchard Cir.
4. Please label the building setback lines on the front of all lots and the side streets of corner lots, including dimensions.
5. Please provide a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.
6. Please include the name and title of the City officials under their respective signature block.
 - Trisha Fowler Arcuri, City Clerk
 - Ryan A Elam, P.E., Director of Development Services
 - George Binger III, P.E., City Engineer
 - Carla Dial, Planning Commission Secretary

7. Please include a note specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A minimum ten (10) foot general utility easement is required along all street frontage. This includes Olive St. frontage.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Coordinate 3 is not on the plat boundary. Please renumber and relabel the coordinates on the plat boundary.

2. Lot 1 needs an address.