

**DEVELOPMENT SERVICES**

**Preliminary Plat  
Applicant's Letter**

**Date:** Friday, May 27, 2022

**To:**

**Property Owner:** KELLEY PAUL L TRUSTEE

**Email:**

**Applicant:** Daniel Villanueva

**Email:** daniel.villanueva@localfoodery.com

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022186

**Application Type:** Preliminary Plat

**Application Name:** Orchard Woods

**Location:** 1204 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, June 14, 2022. Revised documents shall be uploaded to the application through the online portal.

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.

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**Electronic Plans for Resubmittal**

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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## Excise Tax

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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

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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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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## Analysis of Preliminary Plat:

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Pending
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1. Single family residential compatibility chart. Please upload the SF residential compatibility chart.
2. Mass vegetation. Please show the mass vegetation that is in the area.
3. Oil and gas wells. Please state whether or not there are active, inactive, or capped wells within the area on the plat. Refer to DNR Well Database and reference the site.
4. New streets. Please label the width of the ROW of way on the new streets and please name them.
5. Utility easements. Please show the side and rear yard U/E for all SS and STM.
6. Zoning. Please label the adjacent properties zoning
7. Sidewalk. Please label the sidewalk. Also please add a sidewalk easement note "A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designed as "Sidewalk Easement" or by the abbreviation "S/E" on the accompanying plat.
8. Tracts. Please state who will be maintaining the tract A and B until future development. Please make a note on who will maintain tract C.
9. Lot square footage. Please label the square footage on each lot.
10. Dedication of easement. Please put a note stating "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted." This would not prohibit the City from agreeing to vacate the easement at a later date for no monetary consideration to the Grantor, including his heirs, assigns, and successors in interest.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include the following Drainage Note: "Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots (included in the Master Drainage Plan), unless specific application is made and approved by the City Engineer."
2. Show location of all oil/gas wells, or indicate none are present, and cite the source.
3. Please provide a 10' Utility Easement along the NE Lakewood Wat and NE Woods Chapel Road frontages.
4. Provide public utility easements for all storm sewer and sanitary sewer not currently shown within an easement.
5. Please include the following note: "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} 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."
6. The Preliminary Stormwater Management Plan submitted does not use the correct methodology. Please revise as follows:
  - Design and Construction Manual LS Section 5600 specifies that the City has adopted APWA Section 5601.5.A.4.a "Default Strategy – Comprehensive Protection" as the stormwater management strategy to be used. This sets maximum allowable release rates.
  - 40-hour extended detention shall be used as the Water Quality requirement.
  - The lowest building opening shall be a minimum of two feet above the 100-year WSE.

No additional review was done to the report at this time.

**Traffic Review**

Brad Cooley, P.E., RSPI

Brad.Cooley@cityofls.net

Corrections

1. Please label R/W width for all proposed roads.
2. Please indicate sidewalk within plat boundary. Sidewalk should be included along the east side of Lakewood Way from Woods Chapel to the proposed collector, both sides of the proposed collector, and at least one side of the local roads.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

1. Provide street names for review and approval.