

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, December 08, 2022

**To:**

**Property Owner:** KELLEY PAUL L TRUSTEE

**Email:**

**Applicant:** Daniel Villanueva

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

**Engineer:** Doug Ubben

**Email:** dougubben@phelpsenengineering.com

**City Staff:** Scott Ready

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

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022321

**Application Type:** Final 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 Thursday, Dec 22, 2022, or sooner - if possible, Tuesday Dec 20, 2022. 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**

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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).

## **Analysis of Final Plat:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. Provide a copy of the completed and signed final plat application and ownership authorization form.
2. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
3. PLAT TITLE. Include the lot numbers and common area tract in the plat title so it reads, "Orchard Woods, Lots 1-34 and Tract A. Revise all references to the plat title throughout the drawing to reflect the updated complete name.
4. COMMON AREA TRACT.
  - Since only one tract is being created via this plat, relabel Tract C as Tract A.
  - Revise the common area tract dedication paragraph title and body to only refer to Tract A.
  - Provide a copy of the Declaration of Covenants, Conditions and Restrictions for review to ensure that the required language from UDO Section 4.290 governing common area ownership and maintenance responsibilities is included. Staff has a template of the required language that may be used for inclusion in the CC&Rs upon request from staff.
5. STREET NAMES. Label all streets with their proposed names for review. Include the "NE" quadrant prefix to all proposed street names.
6. ADDRESSES. Label the following lots with their respective assigned address numbers: Lot 1 - 4000; Lot 2 - 4004; Lot 3 - 4008; Lot 4 - 4012; Lot 5 - 4016; Lot 6 - 4020; Lot 7 - 4100; Lot 8 - 4104; Lot 9 - 4108; Lot 10 - 4012; Lot 11 - 4016; Tract A - 4020; Lot 12 - 1200; Lot 13 - 1204; Lot 14 - 1208; Lot 15 - 1212; Lot 16 - 1216; Lot 17 - 1217; Lot 18 - 1213; Lot 19 - 1209; Lot 20 - 1205; Lot 21 - 1201; Lot 22 - 1200; Lot 23 - 1204; Lot 24 - 1208; Lot 25 - 1212; Lot 26 - 1216;

Lot 27 - 1213; Lot 28 - 1209; Lot 29 - 1205; Lot 30 - 1201; Lot 31 - 1200; Lot 32 - 4009; Lot 33 - 4005; and Lot 34 - 4001.

7. SIDEWALKS. Show 5' sidewalks along one side of all streets, except that the east-west collector that ties into NE Lakewood Way shall have sidewalks along both sides of the street.

8. BUILDING LINES. Label the building line (with dimension) along the south side of Lot 34.

9. RESTRICTED ACCESS. Add a note to Lots 1 and 34 stating that neither lot shall have direct vehicular access onto the abutting collector street.

10. EASEMENTS. Similar to what was provided on the plat defining and dedicating a "Sanitary Sewer Easement", the same needs to be done for the drainage easements shown on the plat.

11. CITY SIGNATURE BLOCK. Revise the year referenced in the certification paragraph above the City signature lines from 2022 to 2023.

12. STATE PLANE COORDINATES. The reference points on the State Plane Coordinate table are not labeled on the drawing.

<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 dedication language for the Drainage Easement (D/E).

2. Show and label proposed sidewalks.

3. The "Oil and Gas Wells" note does not match the note shown in the Street/Storm plan set. Please review and revise where needed.

4. Update easements to match construction plans.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks street names.

2. State plane coordinates are not marked on plat. Please revise.

3. Please label the distance south of the centerline on the east side of the unnamed street at the south end of the plat.

4. State plane coordinates are not marked on plat. Please revise.

5. Please add an ITB to either side of the street centerline on that southernmost curve.

6. There is a discrepancy between the legal and the drawing. The first call after the point of beginning shows 1233.33, but the legal says "1333.33" Please revise.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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1. Provide street names.