

Date: January 11, 2023

Re: Responses to City Comments – Final Plat
Orchard Woods
PEI #211142

We have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Doug

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. COMMON AREA TRACT.

- 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.

The uploaded response letter states that a copy of the CC&Rs has been uploaded for staff review. However, no such document has been uploaded. Please provide a copy of the CC&Rs per the previous comment.

- Revise the Tract A Common Area dedication paragraph to remove the reference to Market Street Center, which is an unrelated plat.

Response: Market Street Center removed from the dedication paragraph. Developer is working on CCR's and will upload as soon as possible.

2. STREET NAMES.

- Unfortunately, the proposed street name of NE Orchard Valley Dr cannot be used because it exceeds the maximum number of characters that can be used for a street name per City policy (related to standardized street sign size). The maximum allowable number of characters is 12, which includes spaces between words. As proposed, Orchard Valley has 14 characters. Please provide a new name for consideration.

- Related to the comment above about the street name Orchard Valley, update the access restriction note for Lots 1 and 34 to reflect the new street name.

- The Fire Department may or may not have additional comment related to any of the proposed street names.

Response: Street name revised to NE Orchard Hill Road.

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

The comment above was previously made and has not been addressed on the drawing as stated on the response letter.

Response: Locations of reference points added on the plat.

4. ADDRESSES.

- Correct the address for Lots 10, 11 and Tract A as 4112, 4116 and 4120, respectively.
- In the "Address" column provided in the Areas data table, remove the "???" from the ROW line item and either leave it blank or put "N/A" in its place. Also in the same Areas data table, slide down the Tract A line item just above the Parcel 1 line item so as to keep the tract information grouped together with the parcel information.

Response: Table revised.

5. DEDICATION PARAGRAPH. Add a dedication paragraph labeled "Streets" to the plat and include the following dedication language: "Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated."

Response: Dedication added.

Engineering Review

Sue Pyles, P.E.
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Approved with Conditions

1. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

Response: Acknowledged.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Response: Acknowledged.

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

Response: Acknowledged.

4. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

Response: Acknowledged.

5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Response: Acknowledged.

6. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

Response: Acknowledged.

7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

Response: Acknowledged.

8. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Response: Acknowledged.

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

Response: Provided

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@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. I still don't see state plane coordinates on this plat.

Response: Acknowledged.
