

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, November 8, 2023

**To:**

**Property Owner:** ORCHARD PARK DEVELOPMENT Email:  
LLC

**Applicant:** ORCHARD PARK DEVELOPMENT LLC Email:

**Engineer/Surveyor:** RENAISSANCE  
INFRASTRUCTURE CONSULTING

Email: MSLUTTER@RIC-CONSULT.COM

**From:** Shannon McGuire, Senior 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

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**Tentative Schedule**

Submit revised plans by 4pm on Monday, June 08, 2020. 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**

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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>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. The legal description states the property contains 3.781 acres but plant note 1 states it is 3.77. Please check this and make sure they are consistent.
2. Please show the location of all oil and/or gas wells on the property. If none are present, please add a note stating so and cite your source of information.
3. Please label the lot with it street number, 200 NW Orchard Ct.
4. Please show the required 5' sidewalks along NW Olive St and NW Orchard Ct.
5. Please a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas. See previous plat version for the required wording.
6. Please update the City signature block to reflect the current Director of Development Services, Joshua Johnson, AICP.
7. The previous plat had the property labeled as Tract 1. This plat has it labeled as Lot 1. This need to be consistent with how the property is described in the CC&Rs. Additionally, the lot/tract number shall be added to the common area statement.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The previous version of the plat prepared in 2020 showed a single tract (i.e., Tract 1). It was our understanding at the time that future platting of individual duplex units would be divided from this tract. Regardless of how this is accomplished, the detention basins should be shown in outline form on the plat with labels. Dimensions shall be provided from the 100 year clogged/zero available storage condition to ensure future platting of the individual duplex units have a minimum setback of 20.0 feet from this 100 year clogged/zero available storage condition. Please update the plat to show the location of these basins, along with labels as instructed above.
2. The previous plat showed the location of 5 foot sidewalk along Olive St., and Orchard Ct. It also showed the conceptual outline of the ADA-accessible ramps. Please update the plat to show these features.
3. Please use the following language which has been reviewed by our Law Department for the stormwater detention basins under "Drainage" notes: "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, please specify the exact entity} 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, please specify the exact entity} 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." Please update the plat to include this language.
4. A fifteen (15) foot general utility easement should have been shown along the cul-de-sac bulb (i.e., from the point of curvature to point of curvature) rather than a ten (10) foot general utility easement. Please update this general utility easement on the plat to a fifteen (15) foot general utility easement.
5. Flood map reference shall also include the date of the map. In this case, it is Jan. 20, 2017. Please update the flood note reference on the plat.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments