

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, December 08, 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: Mike Weisenborn, Project Manager

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 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

All Planning application and development engineering plan resubmittals shall be 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.

Analysis of Final Plat:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Please see comment #3 in the previous applicant letter. The stormwater detention note under "Drainage Note" did not specify which entity is responsible for the activities outlined in the detention basin maintenance statement. The comment was intended to insert the entity who will be responsible for these activities. Please revise with the appropriate entity.

2. Please see comment #1 in the previous applicant letter. The issue with the proposed plat as shown is that it appears you are creating new lots for the detention basins. It was our understanding you are not platting into separate lots, and Tract 1 will include all property on this plat and shall be considered common property. What we need is the location of the 100 year clogged condition/zero available storage line of the detention basins and a note for each (e.g., detention), along with a line or dimension or both at 20.0 feet offset from this line. This offset line shall denote the build line, as no buildings can be constructed within 20 feet of this line. This shall require coordination with the as-built engineering plans. If the lines shown are indeed the limits of the 100 year clogged condition/zero available storage, please note this so it is clear. If there are any questions or if you desire an example, please contact me directly.

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

