

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, January 25, 2024

**To:**

**Applicant:** Daniel Villanueva

Email: daniel.villanueva@entresdevelopment.com

**Engineer/Surveyor:** Doug Ubben

Email: dougubben@phelpsenengineering.com

**City Staff:** Scott Ready

Email: Scott.Ready@cityofls.net

**Property Owner:** ENTRES DEVELOPMENT LLC

Email:

**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**

City Council Consent Agenda Item - Ordinance Reading meeting date TBD, dependent on Substantial Completion timing.

**Analysis of Final Plat:**

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<b>Planning Review</b>	Hector Soto Jr.	Senior Planner	Approved with Conditions
	(816) 969-1238	Hector.Soto@cityofls.net	

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1. CITY SIGNATURE BLOCK. Change the name of the Director of Development Services from Ryan A. Elam, P.E., to Joshua Johnson, AICP.

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<b>Engineering Review</b>	Sue Pyles, P.E.	Development Engineering Manager	Approved with Conditions
	(816) 969-1245	Sue.Pyles@cityofls.net	

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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.

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).

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.

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.

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.

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.

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

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.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments