

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, May 04, 2018

**To:**

**Applicant:** GALE COMMUNITES INC

Email: DGALE@GALECOMMUNITIES.COM

Fax #: <NO FAX NUMBER>

**Property Owner:** WINTERSET 6 LLC

Email: DGALE@GALECOMMUNITIES.COM

Fax #: <NO FAX NUMBER>

**Engineer:** SCHLAGEL & ASSOCIATES

Email:

Fax #: (913) 492-8400

**Property Owner:** WINTERSET 6 LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2018059

**Application Type:** Final Plat

**Application Name:** WINTERSET VALLEY 12TH PLAT

**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, May 22, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: Not Required. Contact Chris Hughey at 816-969-1225 if you would still like to meet.

Planning Commission Meeting: June 12, 2018 at 05:00 PM

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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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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:

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|------------------------|-----------------------------------|---|-------------|
| <b>Fire Review</b>     | Jim Eden<br>(816) 969-1303        | Assistant Chief<br>Jim.Eden@cityofls.net              | No Comments |
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | Corrections |

1. Correct Mayor's signature line to read "William A. Baird".
2. Sidewalks. Show the sidewalks from Sheet 1 also on Sheets 2 and 3.
3. Addresses. Addresses will be assigned by City staff in the near future.

Informational Only.

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|---------------------------|---------------|-----------------------|-------------|
| <b>Engineering Review</b> | Gene Williams | Senior Staff Engineer | Corrections |
|---------------------------|---------------|-----------------------|-------------|

1. Adjustments to easement widths may be necessary after a review of the engineering plans for this development. The review of these engineering plans is scheduled to be complete by May 14, 2018.
2. Please make the drainage note bold, in capital letters, and capitalize the phrase "Master Drainage Plan".
3. Sidewalks do not appear to have been shown.

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|-----------------------|--------------------------------|--|-------------|
| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

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|-------------------|---------------------------------|--|-------------|
| <b>GIS Review</b> | Kathy Kraemer<br>(816) 969-1277 | GIS Technician<br>Kathy.Kraemer@cityofls.net | Corrections |
|-------------------|---------------------------------|--|-------------|

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1. Lots need addresses or please add an address table.