

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, April 08, 2019

To:

Applicant: GALE COMMUNITIES INC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: WINTERSET 6 LLC

Email: DGALE@GALECOMMUNITIES.COM

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019074

Application Type: Final Plat

Application Name: WINTERSET VALLEY 13TH PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Monday, April 12, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: April 25, 2019 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

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

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

1. SIDEWALKS. Show the required 5' sidewalk along the south street frontage of Lot 1472. Staff understands that this sidewalk segment is shown and falls within the plat boundaries of Winterset Valley, 12th Plat, but it will need to be constructed at the time Lot 1472 of the subject 13th Plat is developed.

2. STATE PLANE COORDINATES. Label the coordinate points from the Coordinate List on their corresponding locations on the plat drawing.

3. PROPERTY LINE INFORMATION. Label the property line bearing information for the chamfered lot corners at the intersection of NW Thoreau Ln and NW Thoreau Dr (Lots 1487 and 1479).

4. ADDRESSES. Label the following lots with their respective addresses:

- Lot 1472 - 3010 NW Thoreau Pl
- Lot 1473 - 3014
- Lot 1474 - 3018
- Lot 1475 - 3022
- Lot 1476 - 3026
- Lot 1477 - 3030
- Lot 1478 - 3034
- Lot 1479 - 3041 NW Thoreau Ln

- Lot 1480 - 3045
- Lot 1481 - 3049
- Lot 1482 - 3053
- Lot 1483 - 3057
- Lot 1484 - 3061
- Lot 1485 - 3065
- Lot 1486 - 3069
- Lot 1487 - 3073

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. All plat coordinate points should be numbered on the drawing.
2. Need distances on Thoreau Drive where the centerlines of both Thoreau Pl and Thoreau Ln meet it.
3. Need bearings on corner cuts on Thoreau Ln.
4. Need addresses on lots or an address table.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Under the stormwater conveyance and retention note, please provide a specific reference to the detention basin included in Winterset Valley 12th, Tract D12.
2. Sidewalks are not shown correctly on the end of cul-de-sac bulbs. The sidewalk should terminate at the north end of Lot 1478 at an ADA-accessible ramp, and the south end of Lot 1481 at an ADA-accessible ramp.