

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, April 28, 2020

To:

Applicant: GALE COMMUNITIES INC

Email:

Property Owner: WINTERSET 6 LLC

Email: DGALE@GALECOMMUNITIES.COM

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020097

Application Type: Final Plat

Application Name: Winterset Valley replat lots 1450 and 1451 and tract A51

Location: 2924 NW AUDUBON LN, LEES SUMMIT, MO 64081
3000 NW AUDUBON LN, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, May 12, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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 Portable Document Format (PDF).

- Engineered Civil Plans – All engineered civil plans shall be provided in Portable Document Format (PDF).
- 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).

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. RIGHT-OF-WAY AND EASEMENT VACATIONS. The proposed re-plat requires a vacation of existing NW Audubon Ln right-of-way under separate application, as well as a separate application for a vacation of easement for the existing easement along the west property line of Lot 1451. Neither the right-of-way or easement can be vacated via a re-plat.

2. LOT/TRACT NUMBERING. Change Lots 1450 and 1451 to 1450A and 1451A. Change Tract A51 to E12. Reflect the change in the lot and tract numbering throughout the plat as needed.

3. ADDRESSING. Label the new tract with the address of 216. It will be addressed off NW Carson Dr.

4. STATE PLANE COORDINATES. Label the coordinate list points on the drawing.

5. PLAT TITLE. To follow the City's naming convention, retitle the plat from "Winterset Valley Replat, Lots 1450 and 1451" to "Winterset Valley, Lots 1450A, 1451A & Tract E12".

6. DEDICATION PARAGRAPHS.

- Delete the Streets dedication paragraph.

- The pedestrian access easement dedication paragraph indicates that said easement is identified as "P/E". The label on the tract reads "P/A". Change the label to match the dedication paragraph language.

7. COMMON PROPERTY. Provide a copy of the subdivision's CC&Rs for review to ensure that they include the required language contained in UDO Section 4.290. The CC&Rs containing the required language shall be recorded at the time the plat is also recorded.

8. LOT AREA. Label the lots and tract with their respective areas in square feet.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Please label the control points.

2. Tract A51 needs an address.