

May 1, 2020

Hector Soto, Jr  
Planning Division Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: WINTERSET VALLEY REPLAT LOTS 1450 AND 1451 AND TRACT A51  
PL2020097 FINAL PLAT**

Dear Hector:

This letter is regarding staff comments dated April 28, 2020 for the above referenced project to which we have the following responses:

**Analysis of Final Plat:**

Fire Review – No Comments.

Planning Review – 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.

**Response: Separate applications are being provided for the ROW and Easement vacations.**

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.

**Response: The Lot/Tract Numbering has been changed as requested.**

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

**Response: Address has been added to Tract.**

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

**Response: The State Plane Coordinates are now labeled.**

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".

**Response: The Plat Title has been changed.**

6. DEDICATION PARAGRAPHS.

- Delete the Streets dedication paragraph.

**Response: The Street Dedication Paragraph has been removed.**

- 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 languages.

**Response: The label has been changed to "P/E".**

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.

**Response: A copy of the subdivision's CC&Rs is being provided.**

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

**Response: Area is now shown on the Lots and Tract.**

Engineering Review – No Comments.

Traffic Review – No Comments.

GIS Review – Corrections.

1. Please label the control points.

**Response: Control points are now shown.**

2. Tract A51 needs an address.

**Response: Address has been added to Tract E12(A51).**

We appreciate your comments and should you have additional comments/questions please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



David A. Rinne, PS

President

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/mdr

Enclosures

C: Dave Gale, Gale Communities, Inc.