

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, June 30, 2020

**To:**

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** WINTERSET 6 LLC

Email: DGALE@GALECOMMUNITIES.COM

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

**Re:**

**Application Number:** PL2020175

**Application Type:** Minor Plat

**Application Name:** Winterset Valley Lot 1442A

**Location:** 2925 NW AUDUBON LN, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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All Planning applicaiton 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 mulit-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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Hector Soto Jr.	Planning Division Manager	Corrections
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**DEVELOPMENT SERVICES**

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(816) 969-1238      Hector.Soto@cityofls.net

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1. ADDRESS. The City's practice when merging multiple parcels that each has an assigned address is to assign the newly merged parcel the lowest available address from the parent parcels. In this case, 2921 is the lowest available address and so shall be the assigned address for the new Lot 1442A.

2. SIDEWALKS. Add a 5' sidewalk along the NW Carson Dr frontage of Lot 1442A.

3. BUILDING LINE. Revise the building line configuration where it transitions from a 30' along NW Aububon Ln to a 25' along NW Cardon Dr. The original plat shows it angling across the corner to mirror the champfered lot corner.

4. PROPERTY LINE INFORMATION.

- The property line length labeled for the south property line of the parent Lot 1442 (112.17') doesn't match the original plat (112.15'). Show and label both the measured and platted dimensions.

- The property line curve radius and curve length for the southernmost portion of the west property line of the parent Lot 1442 (R=276.37', L=50.07') doesn't match the original plat (R=275', L=50.08'). Show and label both the measured and platted information.

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<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Replace the Drainage Note with the following : Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots included in the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please correct the coordinates. For example, coordinate #1 is north of the northern ROW line of I-470.