

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, December 29, 2020

**To:**

**Property Owner:** REORGANIZED SCHOOL DIST NO 7  
Email:

**Engineer:** ENGINEERING SOLUTIONS                      Email: MSCHLICHT@ES-KC.COM

**Property Owner:** GALE COMMUNITIES INC                      Email:

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2020366  
**Application Type:** Final Plat  
**Application Name:** THE RIDGE AT WINTERSET SUMMIT  
**Location:** 141 NW MORTON DR, LEES SUMMIT, MO 64081  
2550 SW 3RD ST, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans.

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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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**

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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:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be emailed to the planner's email address above.
2. Title. Please change the title of the plat so that it reads "The Ridge at Winterset Summit, Lots 1601-1605 and Tract A" and reflected everywhere throughout the plat that the title is referenced.
3. Build line. Please add the 20' Build line along the bulb portion of Lot 1604 needs to be labeled.
4. Signature line. Please add a signature line for the Planning Commission Secretary (John Lovell) is missing.
5. Legend. In the legend you have black circle stating "Set ½" Rebar & Cap (LS-2005008319-D)  
You have a bullseye looking circle stating "Found Survey Monument (As Noted)"  
I do not see any of these icons on the plat?
6. Ownership affidavit. Please submit an ownership affidavit.
7. Common area dedication paragraph. Please submit CC&Rs showing that the common area language from UDO Section 4.290 has been incorporated and captures the new tract dedicated by this plat.
8. Please see the uploaded address document. Please make Tract A address 141 NW Morton Drive.
9. Common area dedication paragraph. Please put the common area dedication paragraph on the plat.
10. Bearings. It appears your bearings do not match the bearings on the original plat, please show and label both the existing platted bearings and the new measured bearings.

11. Arc length dimensions. The arc length dimensions that you have labeled for the front of at least Lots 1601 and 1605 are incorrect, in the sense that they extend beyond the boundaries of their respective lots. They don't have to be removed, but we also need the dimensions to be labeled for the portion of the arc lengths within the limits of the lot itself.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It appears a drainage easement was not labeled or defined on the plat. This easement is shown extending towards the southwest from the right of way.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk along one side of Winter Road is required. Consider sidewalk along the south side for improved connectivity to trail. Payment in lieu of construction may be requested to the Director of Development Services based on UDO criteria met for these conditions.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. There is no recorded document or subdivision called "Cedar Creek Elementary School Lots 1B & 1C", and thus ownership of the piece of land referred to in the legal description is owned by LS School District.

2. Please provide ITB on curve at control point 22.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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