

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, February 22, 2021

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

Tentative Schedule

Submit revised plans by noon on Monday, January 11, 2021 (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 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Approved with Conditions
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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.

6. Ownership affidavit. Please submit an ownership affidavit.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Payment in lieu of construction of the sidewalk must be approved by the Development Services Department Director. Even with the approval of the above, the sidewalk should be shown on the plat.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk is required per UDO for the approved plan and shall be shown on this associated plat. The sidewalk may be noted by others if payment in lieu of construction is approved by the Development Services Director per UDO.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The measured bearing between coordinates 16 and 17 should be NW instead of NE.
2. The line between coordinates 3 and 4 (S87-42-23E) should have the plat distance (outside dimension) as 561.36.
3. Please check the distance on the east line, bearing S2-51-27W (1166.36). When compared to the distances on Winterset Park 1st, it appears too long.
4. Please label distance on east line of lot 1602.
5. Question on the return radius for cul-de-sac: 55 on one side and 64 on the other...is that correct? just verifying.