

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, February 16, 2022

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 4pm on Monday, January 11, 2021. Revised documents shall be uploaded to the application through the online portal.

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:

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The floodplain extent is shown on the plat, but it appears the callout for the flood map (panel 29095C0416G) does not match the note in the lower left corner of the plat (panel 29095C0412 G). Ensure the correct flood map has been referenced, and ensure the notes shown on the graphic rendering on the plat match what is shown on the note.
2. An extra parenthesis is shown after "...SS/E,)",). Please remove the extraneous parenthesis.
3. Legend on the plat shall also list "SS/E" with its definition "Sanitary Sewer Easement".
4. Sanitary Sewer Easement Note: Take the plural off the word "Sanitary Sewer Easements". In other words, remove the "S" to make singular to match the legend.
5. Shouldn't the floodplain note shown in the lower left hand corner be revised? As written, it starts by saying the subject property is not within the flood zone, then it says a portion of it is within the flood zone. Seems contradictory and may trigger another review if allowed to remain "as-is".
6. Wouldn't it be better to provide a similar note as already provided for the floodplain to the north of Lot 1605 within Tract A? This is the area between BFE 834 and 832 feet as shown on your plat.
7. Wouldn't it be better to show the 20 foot SS/E within the limits of the easement rather than outside the limits? Recommend placing the SS/E notation within the limits of the easement to avoid any future confusion. Either show it in this fashion, or provide a leader line to define where it is.
8. Please define the "long-dash/dot" line defining the floodplain fringe limits on the legend. There was a comment from the City Engineer regarding this line being undefined, and want to ensure no further confusion.

9. The 10 foot U/E along Lots 1602 and 1603 is not clear. Either show the U/E within the limits of the easement as shown in other locations, or use leader line to identify where the easement is located.

10. The 15 foot U/E along the street frontage of Lot 1605 needs to show an ending. Otherwise, it conflicts with the exclusive easement along the southwest lot line and may allow other utilities access to this exclusive easement. Please show a termination line where this easement ends, and the SS/E begins. This line should be aligned in an east/west fashion so the sanitary sewer is completely within the SS/E, and no other utilities can be placed within it.

11. The 15 foot U/E along the street frontage at Lot 1601 is not clear. It is noted outside the limits of the easement footprint. Either use a leader line to show where this note is referring, or place the U/E note within the limits of the easement.

PLANNING:

- Sidewalk note. Please remove the sidewalk note and leader on the drawing.
- Horizontal lines. Please label the two lines that are between the floodplain and the north subdivision (behind Lot 1205) and show the dimensions.
- U/E labels. Please label and show the dimensions for the two large box areas. One is right next to the 100 year floodplain note and the second one is at the far northwest corner next to lot 1198.