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DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Friday, October 06, 2023

**To:**

: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** WINTERSET 6 LLC

Email:

**From:** Grant White,

**Re:**

**Application Number:** PL2023258

**Application Type:** Minor Plat

**Application Name:** Winterset Valley 12th Plat Tracts C121 & C122

**Location:** 2908 NW AUDUBON LN, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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:

**Planning Review**

Shannon McGuire

Senior Planner

Corrections

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**DEVELOPMENT SERVICES**

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(816) 969-1237

Shannon.McGuire@cityofls.net

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1. Please provide coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.
2. Label each Tract with its street number
  - Tract C122 - 2904 NW Audubon
  - Tract C121 - 2908 NW Audubon
3. Please label the depth of the UE adjacent to the south property line.
4. Please label the depth of the UE adjacent to lot # 1448 along the southwestern property line.
5. Please provide the direction and distances for the S/E as depicted on the original plat for Winterset Valley 12th Plat.
6. A Public Common Area Easement paragraph is included in the plat notes but nothing is depicted on the plat drawing. Please update this accordingly.
7. In the Legend the Public Common Area Easement and Sanitary Sewer Easement labels have formatting errors. Please check this and update accordingly.
8. Please add more detail to the location map.
9. The original plat for Winterset Valley 12th Plat shows a large U/E (#2014E0039859) running north south from the southern property line. Please show this UE on the plat drawing.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

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1. Tract C121 appears to be cut-off from sanitary sewer service if the proposed plat were recorded as shown. Water service to Tract C121 also appears to be cut-off. Please revise as appropriate.

<b>GIS Review</b>	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

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1. Plat lacks state plane coordinates
2. Please revise dedication to "Winterset Valley 12th Plat Tracts C121 and C122." It is inadvisable to begin a plat name with "Tract" or "Lots"