

PLANNING AND DEVELOPMENT

Minor Plat

Review

Date: Thursday, January 26, 2017

To:

Applicant: M-III LONGVIEW LLC

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Property Owner: M-III LONGVIEW LLC

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Engineer: JED BAUGHMAN

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Fax #: (816) 587-1393

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017007

Application Type: Minor Plat

Application Name: FASCINATION AT NEW LONGVIEW, LOTS 1-3

Location:

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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Please contact Staff with any questions or concerns.

Review Status:

Corrections required. Resubmit two (2) copies of the minor plat (folded to 8-½"x11") with the following corrections.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Show and label the existing and proposed 10' sidewalk along SW Longview Blvd. Also, the sidewalk along SW Kessler has varied widths, please reference the approved preliminary development plan for New Longview Commercial Phase 2 for further clarification. In addition, a sidewalk should be labeled along SW Fascination Drive. According to the approved preliminary development plan, this sidewalk should be located within private property. Include the sidewalk and label it as a sidewalk easement. Provide a sidewalk easement dedication paragraph as well.			
2. Revise the year within the signature block area, there appears to be two locations this is needed.			
3. Addressing will be determined once the lot configuration is finalized.			
4. Label the square footage for each lot.			
5. Label the right-of-way widths for SW Fascination Dr. and SW Longview Blvd.			
6. Once the lot configuration has been determined, please revise all the dedication paragraphs, plat titles, etc. to reflect the correct number of lots (if they are reduced/increased).			
7. Ideally, any new easements to account for future public infrastructure would be labeled and dedicated as part of this plat. Please include this information on this plat. An easement dedication paragraph is also needed. As part of this dedication include the following language: "the grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted".			
8. Within the vicinity map, revise the project area to match the minor plat boundaries.			
9. Note #3 needs to be revised. The sidewalks are required as part of this development. The note could reference that sidewalks are required to be constructed at the time the adjacent lot is developed.			
10. Provide a statement indicating that zero lot lines are established for all lots, except within areas of proposed or existing easements. Make reference to the approved preliminary development plan for the development standards for this project area.			

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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PLANNING AND DEVELOPMENT

1. Please be aware that the comments below are based on a review of a plat which will likely change. If the property is platted as shown, public infrastructure must be provided, and hence, would be considered incomplete until engineering plans have been received by the City.
2. Please provide a floodplain note that references the most current flood maps. The new maps are effective Jan. 2017.
3. Surveyor Note 3: It is not clear what this note means.