

PLANNING AND DEVELOPMENT

Minor Plat

Review

Date: Tuesday, March 07, 2017

To:

Applicant: CHAD & JOANN POTTER

Email: APPLETREE.CHAD@GMAIL.COM

Fax #: <NO FAX NUMBER>

Property Owner: CHAD O POTTER & JOANN

Email:

Fax #: <NO FAX NUMBER>

Engineer: SIMON SUN (HDR ENGINEERING, INC.)

Email: SIMON.SUN@HDRINC.COM

Fax #: (816) 360-2777

Engineer: WILLIAM NEDS (HDR ENGINEERING, INC)

Email: WILLIAM.NEDS@HDRINC.COM

Fax #: (816) 347-1197

From: Shannon McGuire, Planner

Re:

Application Number: PL2017035

Application Type: Minor Plat

Application Name: POTTER, LOT 1

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.

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.

PLANNING AND DEVELOPMENT

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the total acreage of the proposed subdivision.
2. The property dimensions do not seem to match the information that is on file with Cass County. Please confirm the submitted information is correct. Should the information at Cass County be incorrect please have it updated and provide documentation acknowledging the correction.
3. Please update Planning signature block to read: Robert G. McKay, AICP, Director of Planning and Special Projects.
4. Since no new easements are being dedicated please remove easement dedication statement.
5. Change "Final Plat" to "Minor Plat" above the plat title on sheet 2.
6. Label the address on the lot. The address shall be 4801 SW Raintree PKWY.
7. Change the assessor signature line title from Jackson County to Cass County.
8. Add the City Signature block to sheet 2. Please place the signature block on the lower right-hand corner.
9. The line dimensions listed on lines 7 (14.18) and 9 (582.02) of the legal description do not match the corresponding dimensions labeled on the drawing.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The sanitary sewer line to be installed with Raintree Pointe subdivision (i.e., the subdivision to the west) must be installed, and a Certificate of Substantial Completion issued prior to approval of the Minor Plat.
2. The ingress/egress easement did not appear to address access to domestic water supply. Since the domestic water meter should be located near Raintree Pkwy., with the domestic line along the driveway, an additional easement should be provided for water access.