

PLANNING AND DEVELOPMENT

Minor Plat

Review

Date: Thursday, May 04, 2017

To:

Property Owner: ACH DEVELOPMENT LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: CONSTRUCTION ENGINEERING SERVICES

Email: LEEBODCES@GMAIL.COM

Fax #: (816) 463-2257

From: Shannon McGuire, Planner

Re:

Application Number: PL2017076

Application Type: Minor Plat

Application Name: Park Ridge, Lot 1A and Tract A-1A

Location: 4222 NE PARK SPRINGS CT, LEES SUMMIT, MO 64064

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) paper copies of the minor plat (folded to 8-½"x11") and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
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PLANNING AND DEVELOPMENT

1. Add and label the existing 5' sidewalks along Woods Chapel Rd, Parkridge Blvd, and Dalton's Ridge Dr.
2. Property description statement should contain the total acreage for all lands within the plat boundary. Please update this accordingly.
3. Please label the right-of-way width for all streets that border the plat boundary.
4. Please add the required drainage note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.
5. Please add the walking path currently located on tract A-1 to the plat. With the proposed changes it appears that this path may be located on both the proposed lot 1A and proposed tract A-1A. If this is the case, an access easement will need to be shown on the plat. An access easement statement will need to be added as well.
6. Please update the required city signature blocks to read as follows; Denise R. Chisum, MMC – City Clerk; Robert McKay, AICP – Director of Planning and Special Projects.
7. Revise the department name above Mr. McKay's signature line to read "Planning and Special Projects".
8. Please label the tract with its existing address, 4309 NE Parkridge Dr.
9. Relabel the U/E along Parkridge Blvd, south of Dalton's Ridge Dr, from 15' to 10'
10. The east lot dimension of lot 6 is incorrect. It is 125.85' per the original plat.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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