

PLANNING AND DEVELOPMENT

**Minor Plat
Applicant's Letter**

Date: Tuesday, February 27, 2018

To:

Property Owner: WOOD DYMON

Email:

Fax #: <NO FAX NUMBER>

Applicant: WOOD DYMON

Email:

Fax #: <NO FAX NUMBER>

Engineer: RON HENLEY

Email: RHENLEY100@COMCAST.NET

Fax #: (816) 540-3971

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018016

Application Type: Minor Plat

Application Name: HEARNES ADDITION, LOTS 18A, 18B, AND 18C

Location: 1 NW ORCHARD ST, LEES SUMMIT, MO 64063

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 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 AND DEVELOPMENT

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Staff has concerns about the immediate installation of the sidewalk along NE Main Street and NW Orchard St. Staff feels the best way to address the sidewalk requirements and the timing of installation is through the preparation and execution of a development agreement. The development agreement can address the required sidewalk, ADA ramp and "receiver" ramp. This is being done to eliminate the need for sidewalk or ADA-accessible ramps to be constructed prior to approval of the Minor Plat.

For purposes of the plat, keep the 5-foot sidewalk label as shown for NW Orchard Street (eliminate the sidewalk along NE Main Street. Also, label and illustrate a receiver ramp, on NE Main Street that would line up with the sidewalk along NW Orchard St. We can set up a meeting to discuss the development agreement in more detail and to illustrate this request.

Lastly, provide a note stating the construction of the sidewalks shall occur at a future date, in accordance with the development agreement, by Ordinance No.____, and shall be in compliance with ADA requirements.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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