

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Applicant's Letter**

**Date:** Friday, June 22, 2018

**To:**

**Other:** CHOYCE LLC

Email:

Fax #: <NO FAX NUMBER>

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**Property Owner:** MAR INVESTMENTS INC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2018095

**Application Type:** Minor Plat

**Application Name:** Napa Valley Lot 130A & Tract NN

**Location:** 1526 SW BLACKSTONE PL, LEES SUMMIT, MO 64082

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**Electronic Plans for Resubmittal**

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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"), two (2) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

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**PLANNING AND DEVELOPMENT**

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A revised Master Drainage Plan showing the lot corners of Lot 130A shall be required.
2. The Drainage Note should be revised by adding the phrase, "Master Drainage Plan for Napa Valley Lot 130A and Tract NN".
3. Are the floodplain limits shown on the plat reflective of the new floodplain maps published on Jan. 20, 2017? Please ensure the new floodplain boundaries are correct.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Pending
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1. SIDEWALKS. The portions of sidewalk along the SW Napa Valley Dr and SW Stoney Brook Drive frontages of Tract NN shall be constructed prior to approval of the minor plat. In lieu of construction, financial security in a form acceptable to the City, may be provided to the City to secure completion of the sidewalk. The referenced sections of sidewalk were platted as part of Napa Valley 2nd Plat and 3rd Plat.
2. STREETS. Label the street name and right-of-way width for SW Stoney Brook Dr at the southwest corner of the plat boundary.
3. COMMON AREA DEDICATION.
  - Add a note to the plat dedicating the ownership and maintenance of Tract NN to the Napa Valley HOA.
  - Provide a copy of an addendum to the Napa Valley CC&Rs indicating that Tract NN is being absorbed/annexed into the HOA.
4. ADDRESSES. Add the following addresses to their respective parcels: Lot 130A - 1526; Tract NN - 1604 SW Napa Valley Dr.
5. CITY SIGNATURE BLOCK.
  - Update the City Clerk's name to read, Trisha Fowler Arcuri.
  - Fill in the ordinance number in the approval certification paragraph above the City Clerk's signature line. The ordinance number is 5209.

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