

PLANNING AND DEVELOPMENT

**Minor Plat
Applicant's Letter**

Date: Friday, July 13, 2018

To:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Other: CHOYCE LLC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: MAR INVESTMENTS INC

Email:

Fax #: <NO FAX NUMBER>

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

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"), 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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Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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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.

Please indicate how you intend to proceed regarding this sidewalk requirement.

2. COMMON AREA DEDICATION. Provide a copy of an addendum to the Napa Valley CC&Rs indicating that Tract NN is being absorbed/annexed into the HOA.

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	Corrections
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1. Plat does not close. The distances between control point 5 and 6 seem off.
Please add ITB at one of these two curve points: the east line of lot 130A at the cul-de-sac or at control point 6