

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, April 12, 2019

To:

Property Owner: PERKINS DANYALE S &
WILLIAM E

Email:
Fax #: <NO FAX NUMBER>

Property Owner: KEVIN HIGDON
CONSTRUCTION LLC

Email: kmhigdon2002@yahoo.com
Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019128

Application Type: Minor Plat

Application Name: LOT 13A, 14A AND 14B NAPA VALLEY

Location: 4032 SW BENZIGER DR, LEES SUMMIT, MO 64082
4028 SW BENZIGER DR, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

All Planning applicaiton 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 in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in mulit-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).

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- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. ADDRESSES. Add the following lots to their respective lots: Lot 13A- 4028; Lot 14A - 4030; and Lot 14B - 4032.
2. STREET NAME. Add the "SW" to the Pryor Rd street name label.
3. LINE WEIGHT. Use a heavier line weight to more easily discern the common property lines between the lots.
4. EASEMENTS. Show the location of the existing water line within the ROW that is propped to be vacated in order to ensure that it is covered by an easement.
5. SETBACK LINES. Remove the 7.5' side yard setback lines shown on Lots 14A and 14B.
6. PROPERTY OWNER SIGNATURE. Revise the lot numbers referenced above the signature line language so they simply read "Owner Lot 13" and "Owner Lot 14".
7. CITY SIGNATURE BLOCK.
 - Revise the department name above Ryan Elam's signature line from Planning & Codes Administration to Development Services Department.
 - Remove the Planning Commission signature line and the Mayor's signature line.
 - Replace the final plat approval certification language with that for a minor plat. Change the ending of the standard minor plat approval language to read, "...pursuant to Chapter 33, Unified Development Ordinance, of the Code of Ordinances."

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The location of the existing 12 inch water main running east/west is going to present an issue for this project. A minimum distance of 15 feet as measured from the outside of the 12 inch water line is required between any building setback line. From our records, it appears this will push the building setback line several feet south. Please show the exact location of this line, and dimensions from the outside of the pipe to the building line.
2. The drainage note references a Master Drainage Plan for this new subdivision. Please remove this reference, unless the engineer feels that a Master Drainage Plan is necessary for these lots.
3. It appears that an additional easement is required for the 12 inch water line running east/west through the north end of the future Lot 14A. This easement should be located 15 feet from the outside of the 12 inch water main.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Plat name in dedication should read "NAPA VALLEY LOTS 13A, 14A & 14B" instead of beginning with the word "LOTS"
2. JaCo has owner as KEVIN HIGDON CONSTRUCTION, and should match the ownership line on plat. Can opt to use a "D/B/A" designation, but "KEVIN HIGDON CONSTRUCTION" must appear on ownership line.
3. Please reference the recorded document number for the vacated ROW on plat