
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, August 26, 2020

To:

Property Owner: CHOYCE LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020235

Application Type: Minor Plat

Application Name: NAPA VALLEY LOT 133A & TRACT N

Location: 1519 SW BLACKSTONE PL, 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).
- 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.

Planning Division Manager

Corrections

DEVELOPMENT SERVICES

(816) 969-1238 Hector.Soto@cityofls.net

1. CITY SIGNATURE BLOCK. Revise the City Clerk's name from Carla Dial to Trisha Fowler Arcuri.
2. DETENTION POND. Remove the lines demarcating the limits of the detention pond on Tract N3 from the final version of the plat submitted for signatures.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. A Master Drainage Plan was missing from the submittal. This is referenced on the plans, but was not submitted in the package.
2. The lot appears to be at or within the floodplain fringe. A review of the Master Drainage Plan will be conducted to determine if the lot is within the floodplain fringe, based on elevations. If so, we are recommending the lot line be adjusted to remove this lot from the floodplain fringe.
3. Base flood elevations are called-out using a zig-zag line. Shouldn't these elevations be called-out using a straight cross-section line?
4. It appears the rear lot utility easement needs to be vacated.
5. Where is the emergency spillway and permanent pool elevation in relation to the new lot lines? A twenty (20) foot minimum separation is required between the 100 year water surface elevation, and any lot line.
6. Final approval of the plat is contingent upon approval and construction of the retention basin improvements within Tract N3, which also includes application for a floodplain development permit for all activity within the floodplain fringe.
7. Is the lot labeled correctly? We are showing the title as Lot 133A, not Lot 133.

GIS Review	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	
