

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, September 24, 2020

To:

Property Owner: TOSCANO INVESTMENTS Email:
LLC

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020220

Application Type: Minor Plat

Application Name: Lots 79A, 80A, 80B, and 80C, Napa Valley Final Plat

Location: 1721 SW NAPA VALLEY 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).
- 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:

Corrections required: Resubmit 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	Corrections
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1. BUILDING LINE. Remove the ghosted 30' B/L across the eastern half of the SW Flintrock Dr ROW that will not be vacated after all.

2. RIGHT-OF-WAY.

- For the sake of clarity, label the remaining half of the SW Flintrock Dr ROW and its width. The linework that remains gives the impression that the eastern half of SW Flintrock Dr is being vacated and becoming a separate parcel.

- Remove the solid line at the north end of the remaining SW Flintrock Dr ROW and the solid lines coming off the radius of the northwest corner of Lot 79

Engineering Review	Loic Nguinguri, E.I.	Staff Engineer Loic.Nguinguri@cityofls.net	Corrections
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1. Please submit engineering drawing(s) that show the new sanitary sewer lateral, And other(s) that show the storm items intended to be removed. Drawings can be submitted in one set together, or separately.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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GIS Review	Kathy Kraemer	GIS Technician	Corrections
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(816) 969-1277 Kathy.Kraemer@cityofls.net

2. Please reference the recorded document number that vacates the ROW of Flintrock. It can be handwritten on the mylars before recording the plat, but must be visible before recording.

1. The legal description does not account for the unplatted area that is now part of this plat. It must be accounted for. The easiest way to do so is to make the legal description solely a mete and bounds legal description.