

DEVELOPMENT SERVICES

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, October 13, 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

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**Electronic Plans for Resubmittal**

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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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**DEVELOPMENT SERVICES**

**Required Corrections:**

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

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1. RIGHT-OF-WAY. For the sake of clarity, add a label of "R/W" for the remaning eastern half of SW Flintrock Dr.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer	Corrections
		Loic.Nguinguiri@cityofls.net	

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1. Please submit engineering plans for review and approval for the public infrastructure required by this plat. These should be a stand-alone set of plans that include the project name, work proposed, typical notes, and any standard details required.

<b>Fire Review</b>	Jim Eden	Assistant Chief	Not Required
	(816) 969-1303	Jim.Eden@cityofls.net	

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<b>Traffic Review</b>	Michael Park	City Traffic Engineer	No Comments
	(816) 969-1820	Michael.Park@cityofls.net	

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<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	Not Required
	(816) 969-1241	Joe.Frogge@cityofls.net	

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

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1. There is a random bearing/distance near control point 4.
2. Please reference the recorded document vacating the ROW on Flintrock.

