

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, August 05, 2021

To:

Property Owner: CMH PARKS INC

Email:

Property Owner: BAKER CHRISTOPHER W
& MISTY M

Email:

Applicant: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

City Staff: Dawn Bell

Email: Dawn.Bell@cityofls.net

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021256

Application Type: Minor Plat

Application Name: Stoney Creek Estates Lot 135A and The Reserve at Stoney Creek Lot 75A

Location: 4320 SW FLINTROCK DR, LEES SUMMIT, MO 64082
1406 SW GEORGETOWN 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:

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.

Required Corrections:

Planning Review	Jennifer Thompson	Planner	Corrections
	(816) 969-1239	Jennifer.Thompson@cityofls.net	

1. There is an extra one (1) in the plat title and all other areas where lot 135A is shown, please revise.
2. Staff is meeting with our legal department tomorrow morning to double check on the plat title

Engineering Review	Loic Nguinguiri, E.I.	Staff Engineer	Corrections
		Loic.Nguinguiri@cityofls.net	

1. With the shifting of the common property line between Lots 75 and 135, the proposed Lot 75A no longer has access to the existing north-south U/E between the original lots. There is no public infrastructure located within this north-south easement. Is any private utility infrastructure located in the north-south easement for which access is needed by the new Lot 75A? If so, there is now a gap between the new lot line and the easement that doesn't allow Lot 75A to access the easement. If access is needed, additional easement needs to be dedicated as part of this minor plat to close the gap.

Fire Review	Jim Eden	Assistant Chief	No Comments
	(816) 969-1303	Jim.Eden@cityofls.net	

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

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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@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. Please verify that the title, dedication, and drawing are correct as to the lot number; is it 1135A or is it 135A?