

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Tuesday, August 10, 2021

To:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Property Owner: RUF DEVELOPMENT INC Email:

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021284

Application Type: Minor Plat

Application Name: Lot 1 Ruf Development

Location:

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:

DEVELOPMENT SERVICES

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. ADDRESS. Label the lot with the following newly assigned address: 309 NW View High Dr.

2. DEDICATIONS.

- Delete the building line dedication paragraph since none are being dedicated as part of this plat.
- If Development Engineering comments don't call for the dedication of any easements as part of this plat, delete the easement dedication paragraph.

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

1. Please provide the location of the sanitary sewer on the west side of the property for review purposes. It will be necessary to include access to the sanitary sewer for this Minor Plat, otherwise, it will be "cut-off" from access. For the final mylars, please remove the location of the sanitary sewer.
2. It appears the easement(s) were omitted for the sanitary sewer on the west side of the Minor Plat? If so, please show their location. If none are present, then easements shall be dedicated on this Minor Plat.
3. Public water service is not provided for the lot contained within this Minor Plat. It will be essentially "cut-off" from public water. A letter of credit for the water line extension, and water line easement may be necessary prior to approval of the plat.

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

1. Jackson County prefers no subdivision name to begin with "Lot" due to indexing concerns. Please change dedication to "Ruf Development Lot 1"