
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, October 08, 2021

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 Approved with

DEVELOPMENT SERVICES

Conditions

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

1. MISCELLANEOUS. Update the years in both Notary Certification paragraphs and property owner signature lines from 2020 to 2021.

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

1. According to the Master Drainage Plan provided with this application, it would appear a portion of Lot 133A is within the regulatory floodplain based on the BFE provided and the contours provided on the Master Drainage Plan. The extent of the floodplain does not appear to be correct on the plat. Please revise as appropriate, and determine by cross-section and interpolation the base flood elevation of the area in question (i.e., near the midpoint of the rear lot).

2. Notes from the Preliminary Plat which were approved by City Council indicate that all lots within this subdivision would be located outside the limits of the regulatory floodplain. Is a CLOMR-F being sought for the slight encroachment? If not, it would appear lot lines in the rear of Lot 133A will need revision to move the lot wholly-outside the limits of the floodplain.

3. Master Drainage Plan shows two (2) separate delineations of the floodplain, both of which appear incorrect. The "floodplain fringe" is also considered "floodplain". Were you referring to the floodway when using the term "floodplain" on the Master Drainage Plan? If so, please revise as appropriate.

4. Detailed analysis of the floodplain records shall be performed to determine the exact location of the floodplain in relation to Lot 133A. These records can be obtained by contacting Kara Taylor in Public Works at 969-1800.

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

Traffic Review	Michael Park	City Traffic Engineer	Not Required
	(816) 969-1820	Michael.Park@cityofls.net	

Building Codes	Joe Frogge	Plans Examiner	Not Required
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Review

(816) 969-1241 Joe.Frogge@cityofls.net

GIS Review

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