

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619

Minor Plat
Applicant's Letter

Date: Friday, June 24, 2011

To:

Applicant: TOWNSEND SUMMIT
LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: THH Inc.

Email: jmcans@thhinc.com

Fax #: (816) 228-7568

Property Owner: TOWNSEND
SUMMIT LLC

Email:

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

RE: PL2011066

Minor Plat for Summit Fair 4th Plat, Lot 11 (Replat)
701-999 NW WARD RD, LEES SUMMIT, MO 64086

Conditions and Corrections:

Engineering Review	Gene Williams	Senior Staff Engineer	(816) 969-1812	Corrections
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1. A final plat rather than a minor plat appears to be required due to the dedication of right of way needed for Tudor Road.
2. Revise the signature block for Dena Mezger, P.E. to "Dena E. Mezger, P.E."
3. Dashed lines were shown on the plat which were not labelled. These dashed lines should be clearly labelled.
4. Environmental was misspelled under notes.
5. The word "change" was misspelled under notes.
6. A strikeover was present on the southeast corner of the survey (i.e., "L=####").

Planning Review	Hector Soto	Planner	(816) 969-1604	Corrections
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1. LOT NUMBERS. Change the lot numbers from Lot 1 and Lot 2 to Lot 11A and Lot 11B.
2. PLAT TITLE. Revise the plat title to simply read "Summit Fair, Lots 11A and 11B". Revise any references made on the plat to reflect the title change.
3. EXISTING AND PROPOSED EASEMENTS. There are a number of existing easements on this lot that are not shown on this replat. Please see the original plat for this lot (Summit Fair, 2nd Plat). All existing and proposed easements shall be shown and labeled on the plat.

4. EASEMENT LINE. There is a solid line on the lot shown as Lot 2 that depicts the east boundary of an existing 40' grading and landscaping easement. The solid line shall be changed to a dashed line so as to distinguish it from a lot line.
5. EXISTING RIGHT-OF-WAY. Label the right-of-way along the south side of the proposed Lot 11 as NW Chipman Road. Label the right-of-way width for both NW Ward Road and NW Chipman Road. Also label the abutting railroad right-of-way to the east.
6. SIDEWALKS. The original plat for this lot showed a 6' sidewalk along the Ward Rd ROW and a 5' sidewalk along the Chipman Rd ROW. Show and label the sidewalks, with widths, on this plat.
7. ADDRESSES. Label Lot 11A with an address range of 701-971 NW Ward Rd. Label Lot 11B with an address of 991 NW Ward Rd.
8. FUTURE RIGHT-OF-WAY. Remove the lines that appear to show the future possible alignment for Tudor Road through this property. In speaking with the City's Tudor Road project engineer, the final road alignment has not been determined at this point and may not be known in the immediate future and thus should not be shown or dedicated as part of this plat.