

PLANNING AND DEVELOPMENT

**Minor Plat
Review**

Date: Wednesday, July 16, 2014

To:

Applicant: WEHMEIR KEITH

Email: keithwehmeir@yahoo.com

Fax #: <NO FAX NUMBER>

Engineer: MARK HOLT

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Property Owner: PRIVITERA JOE M & LORI L

Email: jprivitera2@kc.rr.com

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014094

Application Type: Minor Plat

Application Name:

Location: 4350 SW PRYOR RD, LEES SUMMIT, MO 64082

Review Status:

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Plat Title. This is a minor plat, not a preliminary plat. In addition, this plat needs to include all of the existing property at 4350 SW Pryor Road. Divide the property into two lots and label them Lot 1 and Lot 2. Include total square feet and acreage for both and addresses. Add the lots to the plat title.
2. Addressing. Address the northern lot 4350 and the southern lot 4380.
3. Newly created lots cannot be land-locked. Both lots are required to have at least 50 feet of street frontage.
4. Legal Description. Revise to include the entire property existing at 4350 SW Pryor Road. In addition, provide a closure report.
5. Plat Map. Label the Point of Beginning. Remove any unnecessary notations, distances, and bearings. Remove contours. Staff could not locate the 1633.28' identified in the legal description on the plat map. Remove "Tract A" and relabel as either "Lot 1" or "Lot 2".
6. Building Lines. The minimum building front yard setback for the RDR (Rural Density Residential) zoning district is 100 feet along major streets such as Pryor Road.
7. Dedication Paragraph. Revise to reflect Lots 1 and 2.

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8. Easements Paragraph. There are several instances in this paragraph where the word "of" is used when it should read "or". Also, add the following language: "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted."

9. Streets Paragraph. Remove this paragraph as no new streets or right-of-way are being dedicated.

10. Certification Paragraph. Revise as follows: "This is to certify that the minor plat of "Coatneys Acreage, Lots 1 and 2" was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209:"

11. City Signature Blocks. Revise Mr. McKay's title to read "Director of Planning and Codes Administration". In addition, revise the "City Engineer" block to read "Dena E. Mezger, P.E., City Engineer".

12. Coordinates. Is note #9 supposed to be "Western Zone"?

13. Are the lines with unfilled circles supposed to represent fences? If so, please label as such.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please change the City Engineer signature block to read "Dena E. Mezger, P.E., City Engineer".

2. Please add a note discussing the investigation into whether abandoned oil and/or gas wells exist on the site. Please discuss the method that was used to make this determination such as the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS) database.

3. Please add a note which discusses whether any portion of the plat lies within the FEMA floodplain. Please provide a reference to the FEMA FIRM panel number and date.

4. Please show the locations of all City-owned utilities, including water, sanitary sewer, and storm drainage facilities on the review copy. This is needed to determine whether additional easements are necessary to fully-contain the utilities. Please remove these utilities from the final recorded copies.

5. It is difficult to determine what is actually being platted. The linework on the plat is not clear in this respect.