

**PLANNING AND DEVELOPMENT**

**Minor Plat  
Review**

**Date:** Wednesday, July 30, 2014

**To:**

**Property Owner:** DOLLAR TIM E & DEBORAH L

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** PHOENIX ENGINEERING & SURVEYING, LLC  
**Email:** todd@phoenix-llc.com

**Fax #:** (816) 743-9700

**Applicant:** SUNRISE ENGINEERING, INC.

**Email:** DENNIS@DLRICE.COM

**Fax #:** (913) 649-8443

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2014075

**Application Type:** Minor Plat

**Application Name:** TIFFANY WOODS, LOT 7B

**Location:** 517 NE PROMISED VIEW DR, LEES SUMMIT, MO 64064513 NE PROMISED VIEW DR,  
LEES SUMMIT, MO 64064

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**Review Status:**

Corrections required. Resubmit two (2) copies of the minor plat (folded to 8-½"x11") with the following corrections.

**Required Corrections:**

Planning Review	Ron Seyl	Planner	Corrections
	(816) 969-1603	Ron.Seyl@cityofls.net	

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**1. APPROVAL BLOCK.**

The approval paragraph language is incorrect. Please revise to state: This is to certify that the minor plat of "Insert Name of Plat" was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209.

**2. OIL AND/OR GAS WELLS.**

Please provide a statement regarding oil and/or gas wells, if any, based on available information.

**3. DIMENSIONS AND BEARINGS.**

The bearings shown on the minor plat vary from what is shown on "Tiffany Woods 2nd Plat, Lots 1A Thru 4A, 6A Thru 8A and Tracts A-1, B-1, and C-1". Please explain this. If what has been surveyed varies from what is shown on "Tiffany Woods 2nd Plat, Lots 1A Thru 4A, 6A Thru 8A and Tracts A-1, B-1, and C-1" please provide (M) Measured Bearing, and (P) Bearing per "Tiffany Woods 2nd Plat, Lots 1A Thru 4A, 6A Thru 8A and Tracts A-1, B-1, and C-1" similar to what is shown with the lot dimensions.

**4. LOT AREA.**

The acreage of the lot is shown. Additionally, please show the area of the lot in square feet.

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**5. DEDICATION PARAGRAPHS.**

**1. EASEMENTS.**

Please add the following easement language to the plat stating that: The 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.

**2. BUILDING LINES.**

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

**6. SIGNATURE BLOCK.**

1. Revise the signature block for Robert McKay to state his title as:  
Robert G. McKay, AICP, Director of Planning and Codes Administration.

2. Remove the signature block for Mike Atcheson.

3. Please revise the signature block for Dena Mezger, PE - City Engineer to read: Dena E. Mezger, PE - City Engineer.

**7. LOT NUMBER.**

Rename Lot 1 as Lot 7B. Additionally, add the lot number to the plat title and reflect the change throughout the plat as needed.

**8. ADDRESS.**

The lot will be addressed as 513 NE Promised View Dr. Please add this address to the lot.

**9. STREETS.**

Please label the centerline and right-of-way width for Velie Rd.

<b>Engineering Review</b>	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 "Dena E. Mezger, P.E., City Engineer."

2. Please delete the easement shown for the re-located storm sewer. As discussed, it was agreed this would be a private storm system from the new junction box to the end of pipe.

3. Please add a note which discusses the findings of an investigation into the existence of any abandoned oil and/or gas wells on the site. This information can be obtained from the Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS) database which is available online. Alternatively, the Planning and Codes Administration Department has a document on file which may be reviewed to make this determination.