

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, February 18, 2021

To:

Property Owner: NEFF TRAVIS EUGENE & MISTY M Email:

Applicant: MILLIGAN TYLER & ERIN Email:

Engineer: ANDERSON SURVEY CO Email: HOLLYKADEN@ANDERSONSURVEY.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021045

Application Type: Minor Plat

Application Name: Tiffany Woods 4th Plat - Lots 4C and 5C

Location: 504 NE PROMISED VIEW DR, LEES SUMMIT, MO 64064

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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. **Property Owner Signature Block.** The first property owner signature block needs to be revised. The sentence above the signature lines for the Neffs lists John S. and Linda S. Boyd. It needs to reference Neffs, who are the current owners of record. The same revision needs to be made to the notary certification paragraph just under the signature lines for the Neffs.
2. **Property Owner Information.** The property owner information listed at the bottom of the plat, left of the scale bar, also needs to reference the Neffs.
3. **Arc Length.** The arc length listed for the south property line of the new Lot 4B is listed as 242.67'. The current plat lists the arc length as 242.51'. The platted arc length also needs to be referenced like it was for the south property line of the new Lot 5A where the platted property line information didn't match the newly measured property line information.
4. **Lot Numbers.** To follow the City's lot numbering convention, the lots labeled 5C and 4C shall be re-labeled 5A and 4B, respectively. Change all references to the lot numbers throughout the plat as necessary to reflect the renumbered lots.
5. **Plat Title.** To follow the City's plat naming convention for the re-platting of property, revise the plat title to simply read, Tiffany Woods, Lots 4B and 5A. The inclusion of a plat number (e.g. 4th Plat) in the plat title is only reserved for instances where a new development phase is being platting, not for a replat. Change all references to the revised plat name throughout the plat as necessary to reflect the re-titled plat.
6. **Addresses.** Label the following lots with their respective addresses: Lot 5A – 504; and Lot 4B – 512.
7. **Dedication Paragraphs.** Add the standard building line dedication paragraph to this plat, as well as the standard easement dedication paragraph. Also add the dedication paragraph for the private utility easement (PU/E) to this plat. See the previous plat for this property to see the dedication paragraphs referenced by the comment.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Please dedicate a 7.5' sliver of U/E on both sides of the new northern dividing line.

DEVELOPMENT SERVICES

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. Jackson County shows the owner of lot 5C as Neff, but there is a reference in the plat ownership line to "Boyd" causing an ownership conflict. The ownership must match exactly.