



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

December 4, 2024

Project Name
Tiffany Square Final Plat

Docket #C4

Request
CLD-FnPlat-2024-00003
Final Plat

Applicant
Dalton Signer
Kimley-Horn

Owner
Brennan Millet & Haythem Dawlett

Location 9001 NW Skyview
Area About 31 acres
Zoning B3-3
Council District 1st
County Platte
School District Park Hill

Surrounding Land Uses
North: Undeveloped, zoned B3-3
South: Commercial, zoned B3-3
East: Senior Living, zoned MPD
West: Commercial, zoned B3-3

Land Use Plan
The KCIA Area Plan recommends Commercial Land Uses for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
The City's Major Street Plan identifies Northwest Old Tiffany Springs Road as a Local Link with four lanes at this location and identifies North Ambassador Drive as a Thoroughfare with four lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-3 (Commercial) on about 31 acres generally located at generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, allowing for the creation of 13 lots.

PROJECT TIMELINE

The application for the subject request was filed on February 9, 2024. Scheduling deviations from 2024 Cycle 4.1 have occurred. The Preliminary Plat had not been approved by City Council at the time of the original application; The application was placed on hold until the controlling plan was approved.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

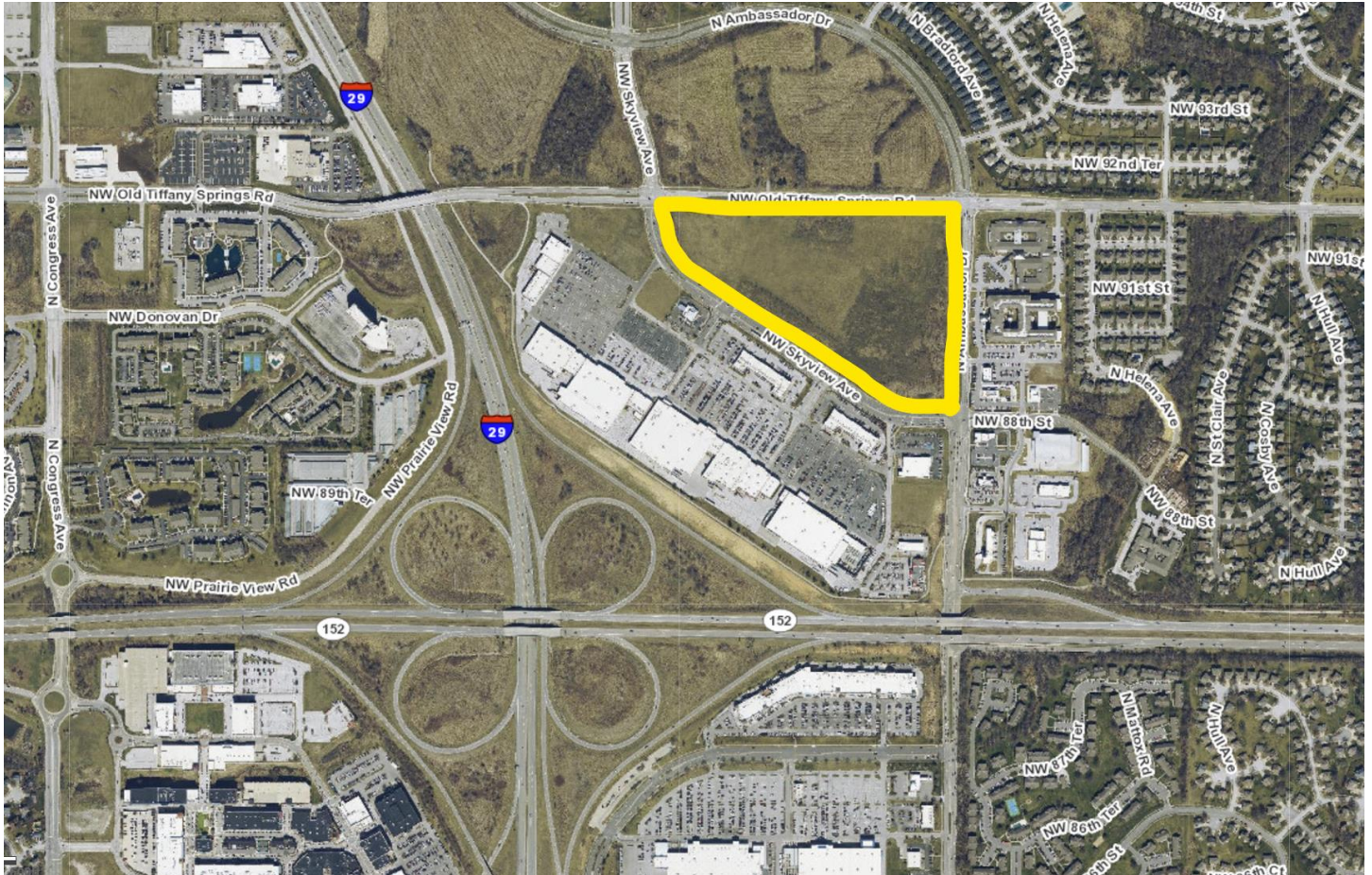
The subject site is currently undeveloped. It is within the proposed Tiffany Springs Sam's Club Development which was never started. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-CPC-2023-00145 – Ordinance 240428 approved a major amendment to preliminary development plan to allow for commercial and residential uses which also serves as a preliminary plat on about 31 acres generally located at NW Old Tiffany Springs Road and N. Ambassador Drive.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

Case No. 6029-P-34- Ordinance 160508 approved by Council on July 14, 2016 approved a development plan on about 32 acres located at the southwest corner of NW Tiffany Springs Road and N Ambassador Drive, in District B3-3 to allow for a Sam's Club building with a separate fuel station building and eight (8) commercial parcels.

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-3 on about 31 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive creating 13 lots to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat. The Development Plan proposed to develop a mixed-use development which has commercial and residential components. The plan also proposes to construct new private drive connections on Skyview, Ambassador, and Old Tiffany Springs Road. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: November 26, 2024

Case Number: CLD-FnPlat-2024-00003

Project: Tiffany Square Final Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to recording of the Final Plat the applicant update the plans to show the County Recorders Block, as found in the Directors Minimal Submittal Requirements, on the first page of the plat.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

2. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

3. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
4. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
5. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
6. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
8. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
9. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
12. The developer must dedicate additional right of way [and provide easements] for Skyview Ave. as required by the adopted Chapter 88 so as to provide additional right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
13. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
14. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

15. Complete contract and bonding of two new public fire hydrants per public fire hydrant plans (WME Plans) for construction of two new fire hydrants along Ambassador Drive.

BOUNDARY DESCRIPTION

A Tract being all of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, a subdivision of land recorded December 10, 2013 and filed as Instrument Number 2013018520 in Book 21, Page 78, in the City of Kansas City, Platte County, Missouri, said Tract as surveyed by Brent E. Thompson, PLS - 2006000161, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(NOTE: For course orientation the bearings in the description are based on the North line of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER having a bearing of South 88° 56' 40" East, as shown as found recorded plat and referenced to Missouri State Plane Coordinate System, West Zone, NAD83)

COMMENCING at the Northeast corner of the Southwest Quarter of Section 6, Township 51 North, Range 33 West of the Fifth Principal Meridian, monumented by a found 5/8-inch reinforcing rod with 2.5-inch aluminum disk:

Thence South 00° 23' 18" West, 89.52 feet, on the East line of said Southwest Quarter; Thence North 89° 36' 42" West, 79.00 feet, to the Northeast corner of Lot 1 of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER and the POINT OF BEGINNING of said Tract herein described, monumented by a found 5/8-inch reinforcing rod with cap stamped "CORNERSTONE SURVEY", said point being on the South Right-of-Way line of Tiffany Springs Road and on the West Right-of-Way line of Ambassador Drive; Thence South 00° 23' 18" West, 84.51 feet, on the West Right-of-Way line of Ambassador Drive; Thence South 08° 12' 26" West, 73.53 feet, continuing on said West Right-of-Way line; Thence South 01° 28' 11" West, 105.79 feet, continuing on said West Right-of-Way line; Thence South 00° 23' 18" West, 317.94 feet, continuing on said West Right-of-Way line; Thence South 01° 28' 12" West, 302.33 feet, continuing on said West Right-of-Way line; Thence South 01° 28' 11" West, 201.50 feet, continuing on said West Right-of-Way line of Ambassador Drive, to its intersection with the North Right-of-Way line of Skyview Avenue; Thence Southwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 36.00 feet, an arc length of 56.56 feet, with a chord bearing of South 46° 28' 41" West and a chord distance of 50.92 feet; Thence North 88° 30' 50" West, 170.59 feet, continuing on said North Right-of-Way line; Thence Northwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 454.00 feet, an arc length of 258.47 feet, with a chord bearing of North 72° 12' 16" West and a chord distance of 254.99 feet; Thence North 55° 53' 42" West, 708.04 feet, continuing on said North Right-of-Way line; Thence North 49° 03' 08" West, 100.72 feet, continuing on said North Right-of-Way line; Thence North 55° 53' 42" West, 209.01 feet, continuing on said North Right-of-Way line; Thence South 34° 06' 18" West, 12.00 feet, continuing on said North Right-of-Way line; Thence North 55° 53' 42" West, 217.01 feet, continuing on said North Right-of-Way line; Thence Northwesterly, following said North Right-of-Way line, on a curve to the right having a radius of 454.00 feet, an arc length of 443.53 feet, with a chord bearing of North 27° 54' 28" West and a chord distance of 426.10 feet; Thence Northeasterly, following said North Right-of-Way line, on a non-tangent curve to the right having a radius of 36.00 feet, an arc length of 57.16 feet, with a chord bearing of North 45° 34' 04" East and a chord distance of 51.34 feet, to its intersection with the South Right-of-Way line of Tiffany Springs Road;

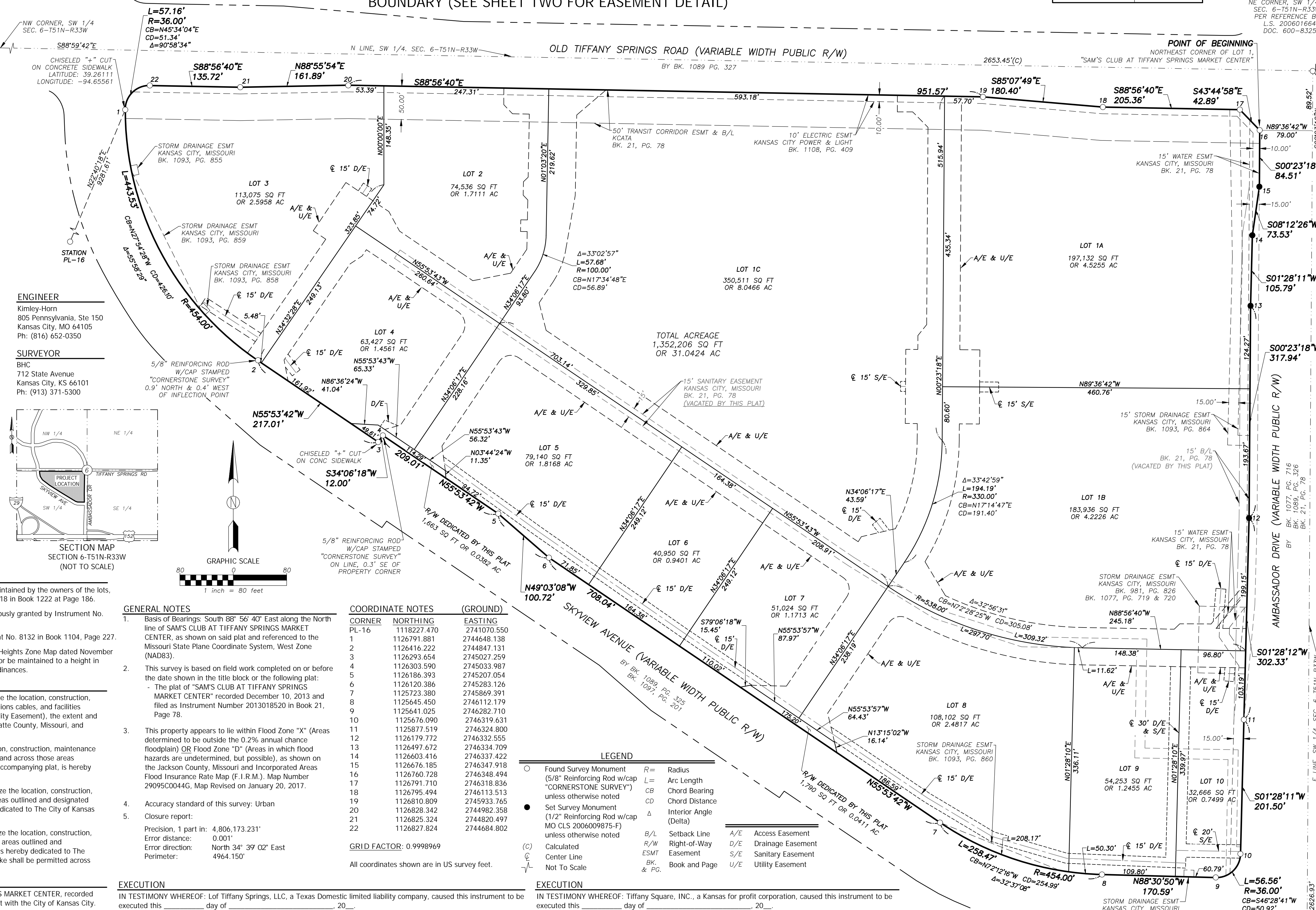
OWNERSHIP INFORMATION

Owner: Lot Tiffany Springs, LLC Address: 4930 S Congress Ave Austin, TX 78745

Owner: Tiffany Square, INC. Address: 7500 N 95th St Overland Park, KS 66212

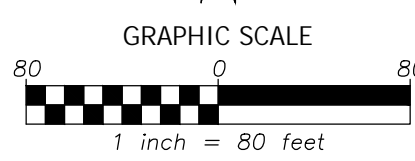
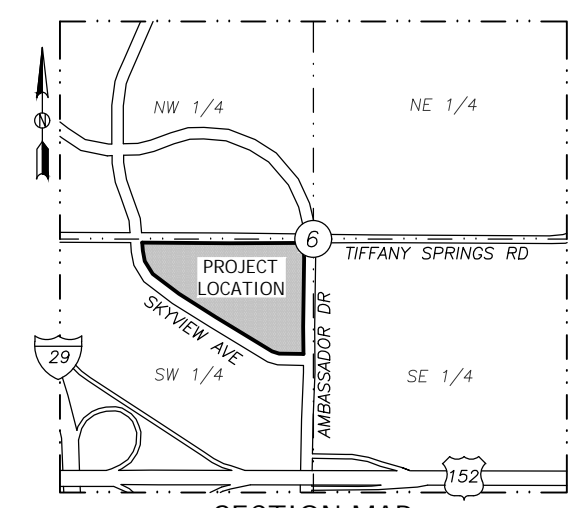
Final Plat of: TIFFANY SQUARE A REPLAT OF LOTS 1-9 OF SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI BOUNDARY (SEE SHEET TWO FOR EASEMENT DETAIL)

Table with columns: LAND DATA, AREA, PLAT DATA, COUNT. Includes values for total land area, proposed area, and net land area.



ENGINEER Kimley-Horn 805 Pennsylvania, Ste 150 Kansas City, MO 64105 Ph: (816) 652-0350

SURVEYOR BHC 712 State Avenue Kansas City, KS 66101 Ph: (913) 371-5300



PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TIFFANY SQUARE".

COVENANTS AND RESTRICTIONS

DETENTION FACILITY: Tiffany Hills Regional Basin is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within the plat, pursuant to the Covenant recorded as Document No. 2013018518 in Book 1222 at Page 186.

SPECIAL PURPOSE RAPID TRANSIT EASEMENT: Special Purpose Rapid Transit Easement was previously granted by Instrument No. 2013018520 in Book 21, Page 78.

AVIATION AND NOISE EASEMENT: Aviation and Noise Easement was previously granted by Document No. 8132 in Book 1104, Page 227.

BUILDING HEIGHT (KCI): The subject property is located within the Kansas City International Airport Heights Zone Map dated November 4, 1994. No structures, objects, or natural growth of terrain shall be erected, altered, or allowed to grow or be maintained to a height in excess of the height limit as established per ordinance no. 040342 or as amended or revised by future ordinances.

PUBLIC EASEMENT DEDICATION

GENERAL UTILITY EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of electrical conduits, poles, wires, ducts, cables, water lines, gas lines, communications cables, and facilities appurtenant thereto, upon, over and under those areas outlined and designated on this plat as "U/E" (Utility Easement), the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

ACCESS EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of public traffic ways and emergency vehicular access with the right of ingress and egress, over, and across those areas designated on this plat as "A/E" (Access Easement), the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

SANITARY SEWER EASEMENT: An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sanitary sewer pipes and appurtenant structures, upon, over and under those areas outlined and designated on this plat as "S/E", the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns.

STORM DRAINAGE EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of storm drainage ditches, pipes, and appurtenant structures upon and under those areas outlined and designated on this plat as "D/E", the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Platte County, Missouri, and their successors and assigns. Pavement, drives and the like shall be permitted across these easements so long as such improvements do not interfere with the use of said easements.

EASEMENT VACATION

SANITARY EASEMENT: A 15 foot sanitary easement created by plat SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, recorded as Instrument Number 2013018520, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

BUILDING SETBACK: A 15 feet building setback line created by plat SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, recorded as Instrument Number 2013018520, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

BUILDING SETBACK LINES Building setback lines (denoted hereon as "B/L") are hereby established as shown on the accompanying plat and no buildings shall be constructed between this line and the street Right-of-Way lines or parcel lines to which said Building setback lines are adjacent.

PUBLIC STREET / ROAD RIGHT-OF-WAY DEDICATION

That portion reserved for public use as road Right-of-Way and designated hereon as "RW DEDICATED BY THIS PLAT", the extents and direction of which are shown on the accompanying plat, is hereby dedicated to public use in the City of Kansas City, Platte County, Missouri.

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby consents and agrees that the City of Kansas City, Platte County, Missouri shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public ways or thoroughfares.

RIGHT OF ENTRANCE

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to The City of Kansas City, Platte County, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither The City of Kansas City, Platte County, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

GENERAL NOTES

- 1. Basis of Bearings: South 88° 56' 40" East along the North line of SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER, as shown on said plat and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
2. This survey is based on field work completed on or before the date shown in the title block or the following plat: The plat of "SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER" recorded December 10, 2013 and filed as Instrument Number 2013018520 in Book 21, Page 78.
3. This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.). Map Number 29095C0044G, Map Revised on January 20, 2017.
4. Accuracy standard of this survey: Urban
5. Closure report: Precision: 1 part in: 4,806,173.231" Error distance: 0.001" Error direction: North 34° 39' 02" East Perimeter: 4964.150'

COORDINATE NOTES (GROUND)

Table with columns: CORNER, NORTHING, EASTING. Lists coordinates for corners PL-16 through 22.

GRID FACTOR: 0.9998969 All coordinates shown are in US survey feet.

LEGEND

- Found Survey Monument (5/8" Reinforcing Rod w/cap "CORNERSTONE SURVEY")
Set Survey Monument (1/2" Reinforcing Rod w/cap MO CLS 2006009875-F) unless otherwise noted
B/L Setback Line
R/W Right-of-Way
ESMT Easement
BK, & PG. Book and Page
R= Radius
L= Arc Length
CB Chord Bearing
CD Chord Distance
A Interior Angle (Delta)
S/E Sanitary Easement
D/E Drainage Easement
A/E Access Easement
U/E Utility Easement

EXECUTION

IN TESTIMONY WHEREOF: Lot Tiffany Springs, LLC, a Texas Domestic limited liability company, caused this instrument to be executed this ___ day of ___, 20__.

By: _____ Name: _____ Title: _____

ACKNOWLEDGMENT

STATE OF COUNTY OF } On this ___ day of ___, 20___, before me, a Notary Public, personally appeared _____ of Lot Tiffany Springs, LLC, a Texas Domestic limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed on behalf of said company by authority of its (Title) _____ (Name) _____, and said _____ acknowledged said instrument to be a free act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____ Notary Public

EXECUTION

IN TESTIMONY WHEREOF: Tiffany Square, INC., a Kansas for profit corporation, caused this instrument to be executed this ___ day of ___, 20__.

By: _____ Name: _____ Title: _____

ACKNOWLEDGMENT

STATE OF COUNTY OF } On this ___ day of ___, 20___, before me, a Notary Public, personally appeared _____ of Tiffany Square, INC., a Kansas for profit corporation, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed on behalf of said corporation by authority of its (Title) _____ (Name) _____, and said _____ acknowledged said instrument to be a free act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____ Notary Public

APPROVALS

CITY PLAN COMMISSION

Approved: _____ Case Number: CLD-FnPlat-2024-00003

PUBLIC WORKS

Approved: Michael J. Shaw, Director

COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authorized as passed this ___ day of ___, 20__.

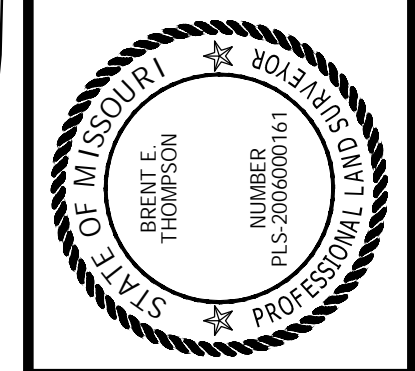
Quinton Lucas, Mayor Marilyn Sanders, City Clerk

SURVEYOR'S STATEMENT

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.) BHC, MO CLS 2006009875-F Brent E. Thompson, PLS - 2006000161

Table with columns: Description, Date, Rev. Includes entries for JMC and 2024/11/04.



KIMLEY-HORN 805 PENNSYLVANIA, STE 150 KANSAS CITY, MO 64105

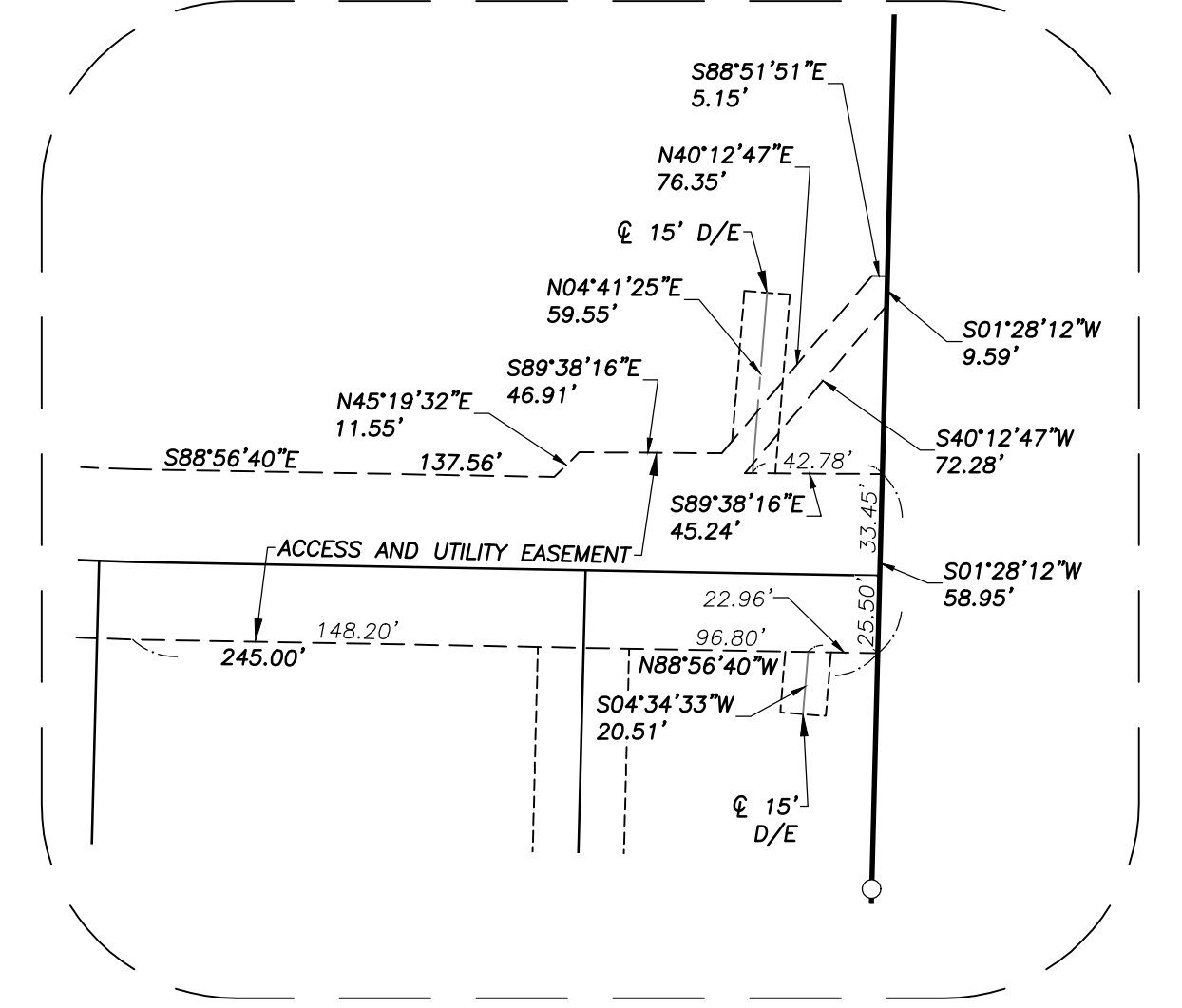
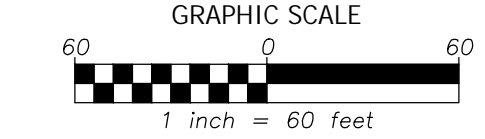
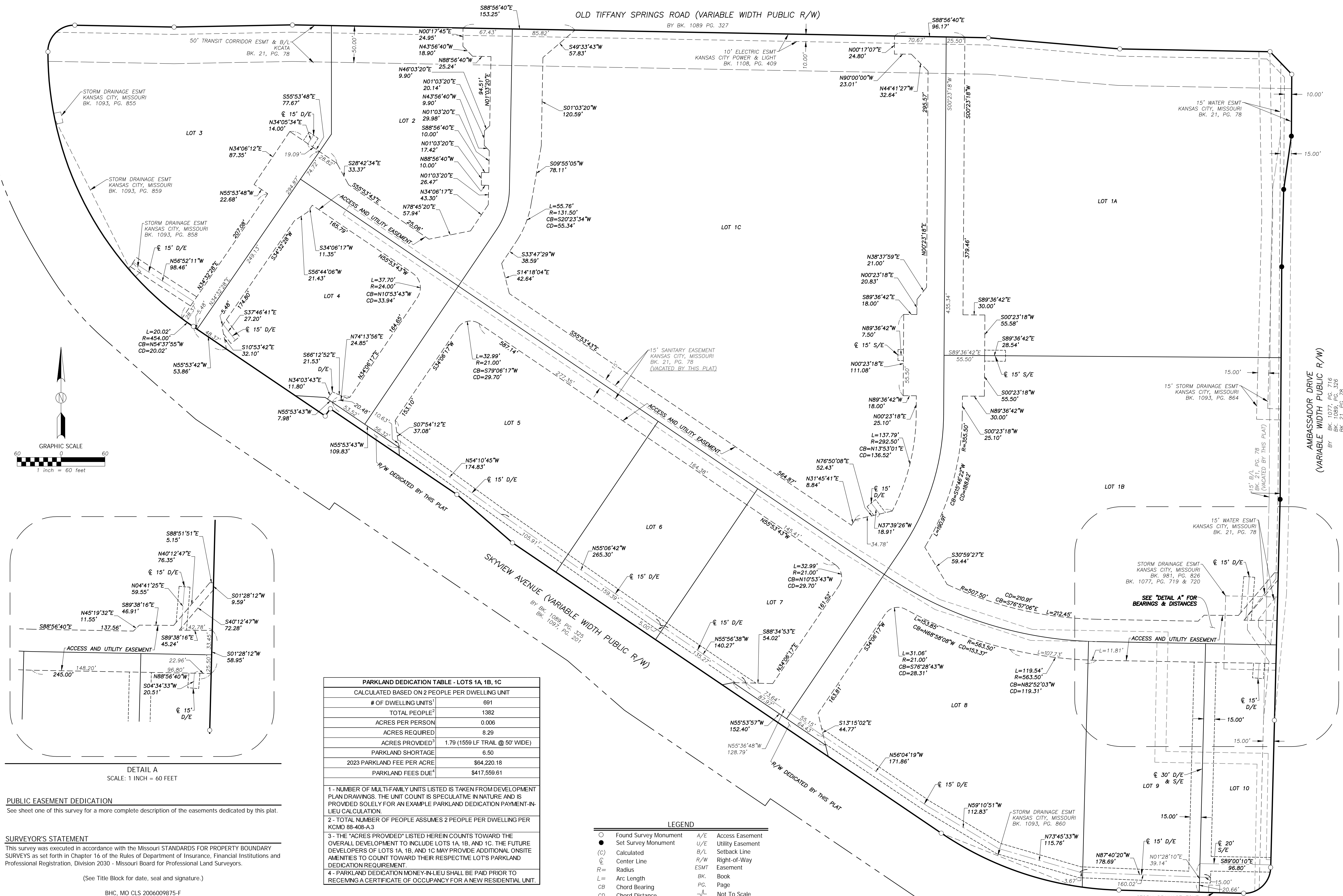
FINAL PLAT OF TIFFANY SQUARE A REPLAT OF LOTS 1 THROUGH 9 SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER A SUBDIVISION IN THE CITY OF KANSAS CITY PLATTE COUNTY, MISSOURI

Client: Project No: 032950.00.14 Field Crew: ZL, MF, MA, BB Field Date: 2023/06/09 Drawn By: JMC Issue Date: 2024/11/07 Sheet: 1 OF 2

Final Plat of:

TIFFANY SQUARE

A REPLAT OF LOTS 1-9 OF SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI
EASEMENT DETAIL (SEE SHEET ONE FOR BOUNDARY)



PARKLAND DEDICATION TABLE - LOTS 1A, 1B, 1C	
CALCULATED BASED ON 2 PEOPLE PER DWELLING UNIT	
# OF DWELLING UNITS ¹	691
TOTAL PEOPLE ²	1382
ACRES PER PERSON	0.006
ACRES REQUIRED	8.29
ACRES PROVIDED ³	1.79 (1559 LF TRAIL @ 50' WIDE)
PARKLAND SHORTAGE	6.50
2023 PARKLAND FEE PER ACRE	\$64,220.18
PARKLAND FEES DUE ⁴	\$417,559.61

- 1 - NUMBER OF MULTI-FAMILY UNITS LISTED IS TAKEN FROM DEVELOPMENT PLAN DRAWINGS. THE UNIT COUNT IS SPECULATIVE IN NATURE AND IS PROVIDED SOLELY FOR AN EXAMPLE PARKLAND DEDICATION PAYMENT-IN-LIEU CALCULATION.
- 2 - TOTAL NUMBER OF PEOPLE ASSUMES 2 PEOPLE PER DWELLING PER KCMO 88-408-A3
- 3 - THE "ACRES PROVIDED" LISTED HEREIN COUNTS TOWARD THE OVERALL DEVELOPMENT TO INCLUDE LOTS 1A, 1B, AND 1C. THE FUTURE DEVELOPERS OF LOTS 1A, 1B, AND 1C MAY PROVIDE ADDITIONAL ONSITE AMENITIES TO COUNT TOWARD THEIR RESPECTIVE LOT'S PARKLAND DEDICATION REQUIREMENT.
- 4 - PARKLAND DEDICATION MONEY-IN-LIEU SHALL BE PAID PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FOR A NEW RESIDENTIAL UNIT.

LEGEND			
○	Found Survey Monument	A/E	Access Easement
●	Set Survey Monument	U/E	Utility Easement
(C)	Calculated	B/L	Setback Line
⊕	Center Line	R/W	Right-of-Way
R=	Radius	ESMT	Easement
L=	Arc Length	BK.	Book
CB	Chord Bearing	PG.	Page
CD	Chord Distance	—	Not To Scale

PUBLIC EASEMENT DEDICATION
See sheet one of this survey for a more complete description of the easements dedicated by this plat.

SURVEYOR'S STATEMENT
This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.
(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Brent E. Thompson, PLS - 2006000161

Project No:	032950.00.14
Field Crew:	ZL, MF, MA, BB
Field Date:	2023/06/09
Drawn By:	JMC
Issue Date:	2024/11/07
Sheet:	2 OF 2

Client: KIMLEY-HORN
805 PENNSYLVANIA, STE 150
KANSAS CITY, MO 64105

Project: FINAL PLAT OF TIFFANY SQUARE
A REPLAT OF LOTS 1 THROUGH 9
SAM'S CLUB AT TIFFANY SPRINGS MARKET CENTER
A SUBDIVISION IN THE CITY OF KANSAS CITY
PLATTE COUNTY, MISSOURI

Professional Land Surveyor
BRETT E. THOMPSON
PLS #2006000161
712 State Avenue, Kansas City, MO 64101
Phone: (913) 371-5300
BHC is a trademark of Berglund, Hornum & Company, P.A.