

Construction Engineering Services, Inc.

16810 E 40 Hwy
Independence, MO 64055

Date January 15, 2021

RE: PL2020367

The following quoted changes were made to the site plan. I have attempted to satisfy the corrections, additions, and changes listed on the comment letter. Dated January 8, 2021

Planning Review Jennifer Thompson Planner Corrections
(816) 969-1239 Jennifer.Thompson@cityofls.net

1. Revise the address within the site plan it reflects the wrong address in the top right corner (600 SE Independence), reference the 617 and 621 SE 6th St. addresses. *(Address Changed)*
2. Label the right-of-way width for SE 6th St. and SE Independence Ave. *Boundary has been surveyed and established from field evidence and plat. We are dedicating an additional 5' of right of way. (ROW Labeled)*
3. The plat of record shows a 5' utility easement along the west property line. The site plan that has been submitted does not show this UE. Is the UE needed? *I added the 5' Easement, established by Muckey's Resurvey to the site plan. We have no plans to vacate said easement.*
4. The 20' rear yard setback requirement is not met, please adjust the footprints to reflect a minimum of 20' from the rear property line. The approved plot plan for 617 SE 6th St. shows the covered patio at 20' from the rear property line. *House footprint updated to meet 20 foot requirement. Patio shrunk to meet requirement. 20' setback shown.*
5. A minor plat is required to be submitted, reviewed, approved, and recorded with Jackson County prior to the issuance of a building permit for 621 SE 6th St./Lot 13B. *I am working on the minor plat now, and will submit the application shortly.*
6. Label the Building Lines on the Site Plan. The approved plot plan for 617 SE 6th Street shows a 25' B/L along SE 6th St. and a 30' B/L along SE Independence Ave. *Building line labels added*
7. In reference to Michael Park's comment regarding additional ROW along SE Independence, please revise the property boundaries accordingly. *Boundary revised, dedicating an additional 5' of right of way to achieve the designated 30' right of way as indicated by correspondence with Michael Park.*
8. The approved elevations for 617 SE 6th Street calls out stucco for the majority of the structure. The submitted elevations call out LP siding. Since the property is within a planned district the submitted/approved elevations as part of this process will have to be adhered to once the building permit is submitted. If both are an option, please revise the elevations to indicate as such. Also, please label/call out the brick material. Also provide color options for the siding and the brick areas. *(comment addressed by others)*

Traffic Review Michael Park City Traffic Engineer Corrections
(816) 969-1820 Michael.Park@cityofls.net

1. It appears based on City GIS records, 10 feet of ROW shall be dedicated along Independence Ave. adjacent to the subject property to match existing ROW dimensions along Independence Ave. north of 6th Street.
2. Sidewalk (or payment in lieu of construction per UDO) is required along Independence Ave. and along 6th Street adjacent to the subject properties. *We are electing to perform payment in lieu of construction. I have not indicated the sidewalk on the site plan, if it should be shown I am happy to add it back.*

Let me know if I can make any other changes or if I missed something. Thank you for your time,

Sincerely, Kris Bodenheimer