

Comment Response

Analysis of Final Plat:

Planning Review Jennifer Thompson Planner Corrections

(816) 969-1239 Jennifer.Thompson@cityofls.net

1. Revise the Plat Title to only state Whispering Woods, Lots 29A, 30A, 31A, 32A, and 33A. Within the plat description is where the history of the replatting should occur (i.e. a replat of Lots....plat 1 etc.). The dedication areas and approval areas should match the plat title (with the reference to the new Lot #'s). **Modified**
2. Label the addresses on each lot per assigned and reflected on the First Plat. **Noted**
3. Once the vacation of easement application is approved and recorded with Jackson Co., please revise the plat by removing the former easement lines.
Although it's nice to have a representation of former lot lines and future lot lines/Tract D limits, the rear of this property is a bit confusing. Please remove the labels showing limits of the old lot lines OR faintly gray them out.
Current easement lines will be removed once vacated. Lines for "to be vacated" easement have been lightened. The line type for the existing sanitary sewer easement have been changed to allow for distinction between that line and the U/E lines. The north line of Tract D is now the new north line of the 20' B/L and U/E and has not been lighted.
4. Once the rear lot line is cleaned up staff would like to relook at that area it seemed some of the leaders referencing B/Lines and other information was not quite right. **Item 3 should clear this up.**
5. Update the Access note to reflect the new Lot #'s. **Updated**
6. FYI. The plat will not be recorded until the vacation of easement is approved and recorded through Jackson County Recorder of Deeds.

Engineering Review Gene Williams, P.E. Senior Staff Engineer Corrections

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1. What is the opinion of the engineer concerning the need for a revised Master Drainage Plan for this Replat? Technically it is required, but the City would consider the omission of a revised Master Drainage Plan. If this is desired (i.e., not to submit a revised Master Drainage Plan), the note would need to be revised concerning the Master Drainage Plan to read "the Master Drainage Plan for Whispering Woods 1st Plat" or equivalent language.

Traffic Review Michael Park City Traffic Engineer No Comments

(816) 969-1820 Michael.Park@cityofls.net

GIS Review Kathy Kraemer GIS Technician Corrections

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1. Please label lot addresses. **Labeled**
2. Plat needs state plane coordinates. **Added**
3. Jackson County shows the ownership of lot 30 as Whispering Woods Land. If this has recently changed ownership, please provide the recorded document number of the deed. **Property was sold in December. Doc. # 2020E0118541 recorded on 12/11/2020**

Fire Review Jim Eden Assistant Chief Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. Reminder- The subdivision is limited to 50 lots until the second access is provided.
3. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
Provide a temporary cul-de-sac at the end of SW 27th Street.