

Construction Engineering Services

16810 E 40 Hwy, Indep. MO 64055

June 17, 2021

Re: Muckey's Resurvey - 13A and 13B

The following changes were made to the plat on June 16th, 2021. I believe these comments and corrections have been addressed in this revision.

- Show sidewalk on the plans. May note sidewalk construction by others if payment in lieu of sidewalk construction is approved by the Director of Development Services (per request of applicant) in accordance with UDO Provisions (an example basis is location exceeds acceptable distance to existing sidewalk). I added the sidewalk to the South side of 6th St. *Should the sidewalk still be shown if the fee in lieu is exercised?*
- FYI. 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. In process with this submittal.
- Right-of-Way cannot be dedicated through a minor plat. The ROW will need to be dedicated by separate document. Please provide this documentation for staff review. The ROW should be dedicated prior to the recording of the plat and shall be referenced on the minor plat. *ROW has been dedicated, and recorded document information cited.*
- 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. *Revised*
- 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. *I understand this adjustment has been made.*
- 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 *The building line for the independence ave side is to be 25' since we are dedicating 5' of ROW is my understanding.*
- 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. *We dedicated 5' as worked out with the city.*
- Sidewalk (or payment in lieu of construction per UDO) is required along Independence Ave. and along 6th Street adjacent to the subject properties. *Sidewalk added to plat, is it still to be shown even if we pay a fee in lieu?*

I am available at 816-478-2323 to clarify these corrections at your disposal.

Kris Bodenheimer