

Date: December 22, 2022

Re: Responses to City Comments – Final Plat
Orchard Woods
PEI #211142

We have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.
Thank you,
Doug

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. Provide a copy of the completed and signed final plat application and ownership authorization form.

Response: Application has been submitted

2. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

Response: Description uploaded.

3. PLAT TITLE. Include the lot numbers and common area tract in the plat title so it reads, "Orchard Woods, Lots 1-34 and Tract A. Revise all references to the plat title throughout the drawing to reflect the updated complete name.

Response: Title revised through the plat drawing.

4. COMMON AREA TRACT.

- Since only one tract is being created via this plat, relabel Tract C as Tract A.

Response: Label revised to Tract A through the plat.

- Revise the common area tract dedication paragraph title and body to only refer to Tract A.

Response: Revised.

- Provide a copy of the Declaration of Covenants, Conditions and Restrictions for review to ensure that the required language from UDO Section 4.290 governing common area ownership and maintenance responsibilities is included. Staff has a template of the required language that may be used for inclusion in the CC&Rs upon request from staff.

Response: Uploaded.

5. STREET NAMES. Label all streets with their proposed names for review. Include the "NE" quadrant prefix to all proposed street names.

Response: Street names have been added.

6. ADDRESSES. Label the following lots with their respective assigned address numbers: Lot 1 - 4000; Lot 2 - 4004; Lot 3 - 4008; Lot 4 - 4012; Lot 5 - 4016; Lot 6 - 4020; Lot 7 - 4100; Lot 8 - 4104; Lot 9 - 4108; Lot 10 - 4012; Lot 11 - 4016; Tract A - 4020; Lot 12 - 1200; Lot 13 - 1204; Lot 14 - 1208; Lot 15 - 1212; Lot 16 - 1216; Lot 17 - 1217; Lot 18 - 1213; Lot 19 - 1209; Lot 20 - 1205; Lot 21 - 1201; Lot 22 - 1200; Lot 23 - 1204; Lot 24 - 1208; Lot 25 - 1212; Lot 26 - 1216;

Lot 27 - 1213; Lot 28 - 1209; Lot 29 - 1205; Lot 30 - 1201; Lot 31 - 1200; Lot 32 - 4009; Lot 33 - 4005; and Lot 34 - 4001.

Response: Address numbers added in the lot data table on the plat.

7. SIDEWALKS. Show 5' sidewalks along one side of all streets, except that the east-west collector that ties into NE Lakewood Way shall have sidewalks along both sides of the street.

Response: Locations of sidewalks added on plat and description included in the legend.

8. BUILDING LINES. Label the building line (with dimension) along the south side of Lot 34.

Response: Added.

9. RESTRICTED ACCESS. Add a note to Lots 1 and 34 stating that neither lot shall have direct vehicular access onto the abutting collector street.

Response: Note added on the plat.

10. EASEMENTS. Similar to what was provided on the plat defining and dedicating a "Sanitary Sewer Easement", the same needs to be done for the drainage easements shown on the plat.

Response: Added language.

11. CITY SIGNATURE BLOCK. Revise the year referenced in the certification paragraph above the City signature lines from 2022 to 2023.

Response: Revised.

12. STATE PLANE COORDINATES. The reference points on the State Plane Coordinate table are not labeled on the drawing.

Response: Reference points added.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include dedication language for the Drainage Easement (D/E).

Response: Added

2. Show and label proposed sidewalks.

Response: Locations of sidewalks added on plat and description included in the legend.

3. The "Oil and Gas Wells" note does not match the note shown in the Street/Storm plan set. Please review and revise where needed.

Response: Street and storm plans revised to match.

4. Update easements to match construction plans.

Response: Easements updated to match.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks street names.

Response: Street names have been added.

2. State plane coordinates are not marked on plat. Please revise.

Response: Added.

3. Please label the distance south of the centerline on the east side of the unnamed street at the south end of the plat.

Response: Label added.

4. State plane coordinates are not marked on plat. Please revise.

Response: Revised.

5. Please add an ITB to either side of the street centerline on that southernmost curve.

Response: Label added.

6. There is a discrepancy between the legal and the drawing. The first call after the point of beginning shows 1233.33, but the legal says "1333.33" Please revise.

Response: Revised

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. Provide street names.

Response: Street names have been added.