

August 27, 2024

RE: Whispering Woods 3<sup>rd</sup> Plat

Final Plat

Dear All,

**Planning Review**

1. *Add labels and SF for lots 22 and 23.*  
**All lots are now labeled with lot number and SF.**
2. *Rename title to "Whispering Woods Third Plat, Lots 18-47".*  
**Title has been renamed. The lot numbers on the original submittal were incorrect and have been changed to 51-80. The title has been revised to reflect this change.**
3. *B.9. Oil & gas wells: Location of any oil and/or gas wells, if any, based on available information. If none, add note with reference.*  
**Note has been added to clarify that there are no oil and/or gas wells on property.**
4. *B.13. Sidewalks: Add location and width of proposed sidewalks. Easements shall be provided if public sidewalks are to be located on private property.*  
**Proposed sidewalks have been shown on the plat.**
5. *B.18. Signature Blocks: Add signature blocks for Jackson County Assessor's Office, as well as Planning Director Joshua Johnson, AICP.*  
**Signature blocks have been added for Assessor's office and planning director per section B.18 of the final plat requirements.**
6. *Two Tract A's labeled (One without SF/AC and appears to be outside of Ph 3 platted area), no Tract B labeled, area near lots 27-29 not labeled as Tract, clarify if part of Tract E.*  
**One of the Tract A's is from Whispering Woods First Plat. The labels have been revised to show this more clearly.**
7. *Draft addressing plan uploaded to attachments. Please add addresses to the plat and revise SW Fern Ln & SW Fern Ct to SW Fern Circle.*  
**SW Fern Ln and SW Fern Ct have been changed to SW Fern Circle.**

**Engineering Review**

8. *A complete review of this plat will not be done until the associated construction plans are far enough along in the review process to be able to be compared to the plat.*  
**Acknowledged.**
9. *Label Tract B and scale back Whispering Woods First Plat Tract A label.*  
**Tract B has been labeled.**
10. *Please remove "as thoroughfares" from the street dedication language.*  
**"As thoroughfares" has been removed from the street dedication language.**

11. *Stream Buffer language was missing on the plat. The City has standard language to be included on the plat as directed by our Law Department which should be used to define the stream buffer shown in graphic format on the plat.*

**Stream buffer language has been added to the plat.**

12. *Delineation of the floodway and floodplain is required. Please note that any further comments regarding floodplain will be made after review of the associated construction plans. The note will need to include information regarding any changes to the floodplain.*

**Hatching has been added to the floodplain to make it more visible.**

13. *The City does not want unnecessary easements. All easements shall be shown graphically, not referenced by note. The minimum easement width away from right-of-way is 15 feet or as required based on pipe depth.*

**All necessary easements are shown on the plat.**

#### **GIS Plat Review**

14. *Plat does not close and is way off (like by 100ft) along the west edge. The legal description appears to have erroneously included the storm easement near the SW corner.  $19.36+81.23=100.59$  (the n/s distances) and when I add them to the last call of 1352.4, then the plat closes. Please remove the easement from the legal, and review traverse.*

**The storm sewer easement has been removed from the legal description.**

15. *Missing information on the backs of lots 18 and 19 (bearing/dist), the east line of tract C (bearing), the north line of tract D (dist), and along the north line of tract E (bearing/dist).*

**Any missing bearing and distances have been added to the plat.**

16. *Please provide an ITB on the curve between Fern Ln (north) and Fern Ln (southeast).*

**ITB has been added to the curve on Fern Ln.**

17. *Please confirm the tract A dimension near the POB: is that 5 feet or 15 feet? Please make visible on the plat.*

**The dimension is 15'. It has been moved so that it can be seen more clearly.**

18. *Something is off on this plat by about 8 ft. The coordinates all hit correctly, but the lot lines and distances don't add up correctly.*

**One roadway centerline dimension was off by about 8'. The dimension has been corrected.**

19. *Lots 22 and 23 are not labeled, and is the lot in between lots 25 and 26 really a Tract? I wonder, because the tract in between these lots and Pryor Rd is not labeled. Please clarify and label all lots and tracts.*

**All lots are now labeled. The tract between what were lots 25 & 26 has been removed and each lot made larger. Lot numbers have changed as well, to 51-80.**

20. *The distances on the north end of tract E make no sense, as on one side of the very same line, it lists a distance of 35.33, and on the other it is  $15+25.21$ , which does not equal 35.33.*

**These are consecutive line segments. The 35' segment and 25' segment add up to a 60' lot line that is split into two segments by the building offset line. This is shown more clearly on the plat now.**

21. *There are 2 other random distances listed with no reference to hashmarks or beginning/ending: 12.19 and 11.72 (near lots 21/22 and 26/27)...please make these distances clear as to which lot they belong to. Please use hashmarks.*

**Hashmarks have been added in many places on the plat to show the beginning and ending of segments.**



If you have any additional questions or comment do not hesitate to contact me.

Thank you,  
SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Shawn Duke'.

Shawn Duke, PE  
Project Manager/Engineer