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**DEVELOPMENT SERVICES**

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**Date:** Thursday, May 08, 2025

**To:** WHISPERING WOODS LAND LLC  
803 PCA ROAD  
WARRENSBURG, MO 64093

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PRSUBD20243308

**Application Type:** Public Infrastructure

**Application Name:** WHISPERING WOODS 3RD PLAT

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The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

**Engineering Review - Street and Storm**

**Reviewed By:** Gene Williams, P.E.

**Corrections**

8. CLOMR-F appears to contain the incorrect legal description. This is due to the fact the plat has not yet been recorded. It is recommended this be discussed at the in-person meeting. It is possible a metes and bounds description would be more appropriate.

9. It is likely the storm line conflict listed in the water line plans will cause the plans to be revised. Revise the plans as necessary to accommodate the request to raise the water main, and lower the storm line.

**Engineering Review - Water**

**Reviewed By:** Gene Williams, P.E.

**Corrections**

2. Water main is too deep (i.e., greater than 7 feet) on water line C at station 6+50. It appears the situation can be rectified by a combination of lowering the conflicting storm line, and raising the water main slightly.

**Engineering Review - Sanitary**

**Reviewed By:** Gene Williams, P.E.

**Not Required**

1. MDNR construction permit is required prior to formal approval.

**Engineer Review - Grading**

**Reviewed By:** Gene Williams, P.E.

**Corrections**

3. Revised Floodplain Development Permit appeared to be missing from the resubmittal. Recommend bringing the revised Floodplain Development Permit to the in-person meeting with the City Engineer.

4. Recommend an in-person meeting be scheduled with the City Engineer to discuss the Floodplain Development Permit, the No-Rise, and the CLOMR-F.

5. In an email from Shawn Duke, the tree identification program was discussed in relation to the prohibition of tree removal after Mar. 31st. Recommend discussing at the in-person meeting with the City Engineer.

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File