

## Final Plat Applicant's Letter

**Date:** Friday, October 06, 2017

**To:**

**Applicant:** WHISPERING WOODS LAND LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** PHOENIX ENGINEERING & SURVEYING  
LLC

Email: BRIAN@PHOENIX-LLC.COM

Fax #: (660) 429-1801

**Property Owner:** WHISPERING WOODS LAND LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2017192

**Application Type:** Final Plat

**Application Name:** WHISPERING WOODS, 1ST PLAT

**Location:**

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### Tentative Schedule

Submit revised plans by noon on Tuesday, October 24, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: October 11, 2017 at 09:00 AM

Planning Commission Meeting: November 14, 2017 at 05:00 PM

City Council Ordinance: December 07, 2017 at 06:15 PM

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

## Electronic Plans for Re-submittal

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

## Excise Tax

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On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

## Voluntary Residential Development Surcharge

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In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

## Analysis of Final Plat:

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Corrections
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24. Provide a statement indicating the location of any oil and/or gas wells, if any, based on available information. Also, reference the source on how this was determined.

23. Provide a definition of the SS/E easement and list it in the Legend.

22. The front lot/property line width dimension is missing on Lot 31.

20. Addresses will come under separate cover.

19. Label and show the proposed trail/connection proposed for connecting to the high school to the west (within Tract D).

18. The roadway bordering the school districts property seems close to the property line. Show the connection to the school property.

17. Provide an update on the driveway connection to the school property.

16. It seems there are two signature lines for the Jackson County assessor?

15. Revise the City certification approval paragraph to reflect the proper final plat approval paragraph.

"This is to certify that the within plat of "Name of Plat including plat and lot numbers" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by Ordinance No. \_\_\_\_\_.

14. Label the SW orientation for Pryor Rd.

13. Please note Gene William's comments regarding the floodplain encroachment into several lots within this plat.

12. Revise the Planning Commission Secretaries name to Dana Arth.

11. Revise Robert McKay's title to Director of Planning and Special Projects.

10. Add the initials MMC to Denise R. Chisum signature line.

8. Please provide and label 5'foot sidewalks along all proposed streets. Sidewalks are required on both sides of SW 26th Terrace.

A sidewalk is also required for SW Pryor Rd., I need to double check with Traffic Engineering in regards to this and in relationship to the Intermim road standard requirement.

7. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required off-site sanitary sewer, and waterline improvements, and off-site transportation improvements listed in the TIA, dated February 7, 2017. No infrastructure permit shall be issued in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit.

6. Provide a note indicating that Lots 1-4 and 29-33 shall have a 20-foot rear setback.

5. No final plat shall be recorded by the developer until the director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

4. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.

3. Sign permits shall be obtained prior to installation of any signs through the Department of Development Services. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

2. When resubmitting, please send the plans in digital format as well as a hard copy.

1. 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.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Several lots are shown encroaching into the floodplain, including Lot 1, 2, 7, 9, 10, 11, 12, and 18. The engineering plans do not reflect any grading activities to remove these lots from the floodplain. It was our understanding that a CLOMR-F would be sought from FEMA to remove these filled areas from the floodplain, but it does not appear from the grading plan this is the case. What are the intentions on how to remove these lots from the regulatory floodplain? The City does not want any lots encroaching into the regulatory floodplain.

2. Please show the limits of the stream buffer on the plat. Provide a note on the plat defining the stream buffer, and explaining that no grading, tree removal, mowing, construction, or other development as defined in the Design and Construction Manual is allowed within the stream buffer.

3. Please show the 100 year base flood elevations along key points.

4. Sidewalk and ADA-accessible ramp locations were not shown.

5. Master Drainage Plan note was not provided. The note must state "...individual lot owners shall not change or obstruct the drainage flow lines or paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."

6. Lots should be shown with chamfered lots corners at intersections.

7. Please provide a note stating whether abandoned oil or gas wells exist on the property, including the method used to make this determination. Please be aware that "no visible evidence" is not satisfactory to make this determination. The Missouri Department of Natural Resources (MDNR) Division of Geology and Land Survey (DGLS) has a database with this information, or alternatively, the City has a report with a listing of all abandoned oil and gas wells in Lee's Summit. This report may be viewed at City Hall.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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.

Action required: Provide a temporary cul-de-sac at the east end of SW 27th Street.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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<b>GIS Review</b>	Kathy Kraemer	GIS Technician	Pending
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