

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, July 22, 2019

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: 2601 SW PRYOR RD, LEES SUMMIT, MO 64082

Tentative Schedule

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

Planning Commission Meeting: August 08, 2019 at 05:00 PM

City Council Ordinance: August 20, 2019 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

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

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

Excise Tax

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The sidewalk label along SW Pryor Rd, does not extend to the south boundary of the plat. Extend this label to the north side of SW River Run Dr.

4. City signatures are required on both sheets of the plat.

2. Provide a definition for the SS/E.

5. Revise Dana Arth's name to Carla Dial, she is the new planning commission secretary.

3. Please label the addresses, keep in mind these addresses could be adjusted between now and when mylars are submitted. Please confirm prior to running mylars that the addresses below have not changed.

Label addresses as follows:

Lot 1=1928 SW River Run Dr.

Lot 2=1924 "

Lot 3=1920 "

Lot 4=1916 "

Lot 5=1912 "

Lot 6=1908 "

Lot 7=1904 "

Tract A=1900 "

Tract B=1902 "

Lot 8=1909 "

Lot 9=1905 "
 Lot 10=1828 "
 Lot 11=1824 "
 Lot 12=1820 "
 Lot 13=1816 "
 Lot 14=1812 "
 Lot 15=1808 "
 Lot 16=1804 "
 Lot 17=1800 "
 Lot 18=1724 "
 Lot 19=1717 "
 Lot 20=1721 "
 Lot 21=1801 "
 Lot 22=1805 "
 Lot 23=1713 SW 26th Terrace
 Lot 24=1717 "
 Lot 25=1716 SW 27th St.
 Lot 26=1712 SW 27th St.
 Lot 27=1708 SW "
 Lot 28=1704 "
 Lot 29=1709 "
 Lot 30=1713 "
 Lot 31=1717 "
 Lot 32=1721 "
 Lot 33= 1725 "
 Tract D=1829 SW River Run Dr
 Tract C=1901 SW River Run Dr.

6. There appears to be a 10' wide easment at the southwest corner of the property that crosses SW River Run Dr and turns west into the right-of-way. Please label this item.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please correct the typographical error on Note 9, "out as show" should be "out as shown"?

Fire Review	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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments
