

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, January 27, 2021

To:

Applicant: WHISPERING WOODS LAND LLC

Email:

Engineer: Snyder & Associates

Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020378

Application Type: Final Plat

Application Name: Whispering Woods Lots 29 - 33 and Tract D

Location: 1713 SW 27TH ST, LEES SUMMIT, MO 64082
1717 SW 27TH ST, LEES SUMMIT, MO 64082
1721 SW 27TH ST, LEES SUMMIT, MO 64082
1725 SW 27TH ST, LEES SUMMIT, MO 64082
1829 SW RIVER RUN DR, LEES SUMMIT, MO 64082
1709 SW 27TH ST, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, February 15, 2021 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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. Revise the Plat Title to only state Whispering Woods, Lots 29A, 30A, 31A, 32A, and 33A. Within the plat description is where the history of the replatting should occur (i.e. a replat of Lots....plat 1 etc.).

The dedication areas and approval areas should match the plat title (with the reference to the new Lot #'s).

2. Label the addresses on each lot per assigned and reflected on the First Plat.

3. Once the vacation of easement application is approved and recorded with Jackson Co., please revise the plat by removing the former easement lines.

Although it's nice to have a representation of former lot lines and future lot lines/Tract D limits, the rear of this property is a bit confusing. Please remove the labels showing limits of the old lot lines OR faintly gray them out.

4. Once the rear lot line is cleaned up staff would like to relook at that area it seemed some of the leaders referencing B/Lines and other information was not quite right.

5. Update the Access note to reflect the new Lot #'s.

6. FYI. The plat will not be recorded until the vacation of easement is approved and recorded through Jackson County Recorder of Deeds.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. What is the opinion of the engineer concerning the need for a revised Master Drainage Plan for this Replat? Technically it is required, but the City would consider the omission of a revised Master Drainage Plan. If this is desired (i.e., not to submit a revised Master Drainage Plan), the note would need to be revised concerning the Master Drainage Plan to read "the Master Drainage Plan for Whispering Woods 1st Plat" or equivalent language.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Please label lot addresses.
2. Plat needs state plane coordinates.
3. Jackson County shows the ownership of lot 30 as Whispering Woods Land. If this has recently changed ownership, please provide the recorded document number of the deed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
 2. Reminder- The subdivision is limited to 50 lots until the second access is provided.
 3. 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.
- Provide a temporary cul-de-sac at the end of SW 27th Street.