

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Wednesday, December 14, 2022

To:

Property Owner: WHISPERING WOODS LAND LLC Email:

Applicant: WHISPERING WOODS LAND LLC Email:

Engineer: Snyder & Associates Email:

Property Owner: NEW MARK HOMES-KC LLC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022225

Application Type: Commercial Final Development Plan

Application Name: Whispering Woods Amenity Area

Location: 1901 SW RIVER RUN DR, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

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 multipage 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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. EASEMENTS. According to the plat, all of the subject Tract C on which the pool sits was dedicated as a blanket utility easement (U/E), drainage easement (D/E) and landscape easement (L/E). The City's encroachment policy does not allow for a variety of structures, including swimming pools and buildings, to be constructed within a general utility easement or drainage easement. Because the entire tract was dedicated as a blanket easement of both types, neither the pool or poolhouse can be constructed within said easement boundaries (i.e. anywhere on the tract). It may or may not be possible to vacate the blanket easements and re-dedicate them with more narrowly defined boundaries that may allow for the proposed improvements to be constructed. No building permits shall be issued for the proposed improvements until the easement conflict is resolved under separate application.

2. LIGHTING. Parking lot pole light fixtures in residential zoning districts shall not exceed a height of 15' above finished grade. The plan (Sheet C5.0) indicates the the parking lot fixture will have a height of 20'. Revise the height to no more than 15'.
- Provide manufacturer specifications of all exterior light fixtures for review. This comment was previously made but not addressed on the resubmittal.

3. FLOODPLAIN DEVELOPMENT. A question was previously asked by the engineer as to whether the site of the proposed improvements must be broken out as a separate parcel from the floodplain. The City's floodplain overlay district regulations do not require the proposed improvements to be on a separate lot as the floodplain boundaries.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. An itemized and sealed Engineer's Estimate of Probable Construction Costs shall be submitted for the sitework. Please see previous applicant letter for required items to include within the estimate. The Engineering Plan Review and Inspection Fee shall be calculated after an estimate has been reviewed and accepted by the City.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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