

March 13, 2023

Gene Williams
Senior Staff Engineer
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

RE: Whispering Woods 2nd Plat – Pool Plan

Dear Mr. Williams,

The following is in response to comments received regarding the proposed Whispering Woods Amenity Area.

Required Corrections:

Planning Review Hector Soto Jr. Planning Division Manager Corrections (816) 969-1238
Hector.Soto@cityofls.net

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.

Legal description and exhibit included for vacation of easement for amenity area construction.

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.

Pole light fixtures lowered to 15' and manufacturer specifications provided for review.

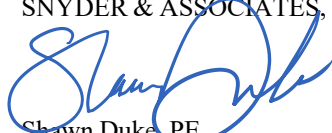
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. An itemized and sealed Engineer's Estimate of Probable Construction Costs shall be submitted for the sitework. Please 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.

Itemized and sealed cost estimate included in submittal.

If you have any additional questions or comments do not hesitate to contact me.

Thank you,
SNYDER & ASSOCIATES, INC.



Shawn Duke, PE
Project Manager/Engineer