

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, July 25, 2024

**To:**

**Property Owner:** WHISPERING WOODS LAND LLC Email:

**Web Registered User:** Shawn Duke

Email: sduke@snyder-associates.com

**From:** Claire Byers,

**Re:**

**Application Number:** PL2024163

**Application Type:** Final Plat

**Application Name:** Whispering Wood 3rd Plat

**Location:** 2601 SW PRYOR RD, LEES SUMMIT, MO 64082

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**Electronic Plans for Re-submittal**

All Planning application and development engineering plan resubmittals shall be 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**

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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).

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**Analysis of Final Plat:**

<b>Planning Review</b>	Claire Byers (816) 969-1242	Claire.Byers@cityofls.net	Corrections
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1. Add labels and SF for lots 22 and 23.
2. Rename title to "Whispering Woods Third Plat, Lots 18-47
3. B.9. Oil & gas wells. Location of any oil and/or gas wells, if any, based on available information. If none, add note with reference.
4. B.13. Sidewalks. Add location and width of proposed sidewalks. Easements shall be provided if public sidewalks are to be located on private property.
5. B.18. Signature Blocks. Add signature blocks for Jackson County Assessor's Office, as well as Planning Director Joshua Johnson, AICP.
6. Two Tract A's labeled (one without SF/AC and appears to be outside of Ph 3 platted area), no Tract B labeled, area near lots 27-29 not labeled as Tract, clarify if part of Tract E.
7. Draft addressing plan uploaded to attachments. Please add addresses to the plat and revise SW Fern Ln & SW Fern Ct to SW Fern Circle.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A complete review of this plat will not be done until the associated construction plans are far enough along in the review process to be able to be compared to the plat.
2. Label Tract B and scale back Whispering Woods First Plat Tract A label.
3. Please remove "as thoroughfares" from the street dedication language.
4. Stream buffer language was missing on the plat. The City has standard language to be included on the plat as directed by our Law Department which should be used to define the stream buffer shown in graphic format on the plat.
5. Delineation of the floodway and floodplain is required. Please note that any further comments regarding floodplain will be made after review of the associated construction plans. The note will need to include information regarding any changes to the floodplain.
6. Please note that a review of easement locations has not been completed at this time. It will be done after review of the associated construction plans.

7. The City does not want unnecessary easements. All easements shall be shown graphically, not referenced by note. The minimum easement width away from right-of-way is 15 feet or as required based on pipe depth.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat does not close and is way off (like by 100 ft) along the west edge. The legal description appears to have erroneously included the storm easement near the SW corner.  $19.36+81.23=100.59$  (the n/s distances) and when I add them to the last call of 1352.4, then the plat closes.  
Please remove the easement from the legal, and review traverse.

2. Missing information on the backs of lots 18 and 19 (bearing/dist), the east line of tract C (bearing), the north line of tract D (dist), and along the north line of tract E (bearing/dist).

3. Please provide an ITB on the curve between Fern Ln (north) and Fern Ln (southeast)

4. Please confirm the tract A dimension near the POB: is that 5 feet or 15 feet? Please make visible on plat.

5. Something is off on this plat by about 8 ft. The coordinates all hit correctly, but the lot lines and distances don't add up correctly.

I've georeferenced the image correctly, the state plane coordinates all line up, but it is off somewhere inside the plat by ~8ft as I draw the streets and lots, the lot lines are not lining up, but I cannot tell where the error is, other than it appears to be an east-west dimension that is off. For example, when I draw 26th st from the east (going east to west), 26th st does not hit the intersection with Fern...it's 8 feet short. When I draw from west to east (Starting at Pryor), 26th is short at the other end near the stub street; also, the radius at that part of 26th is not curving correctly, it's too tight of a curve and it doesn't hit the street centerline. It appears closer to  $R=475$

6. Lots 22 and 23 are not labeled, and is the lot in between labeled lots 25 and 26 is that really a tract? I wonder, because the tract in between these lots and Pryor Rd is not labeled.  
Please clarify and label all lots and tracts.

7. The distances on the north end of tract E make no sense, as on one side of the very same line, it lists a distance of 35.33, and on the other it is  $15 + 25.21$ , which does not equal 35.33

There are 2 other random distances listed with no reference to hashmarks or beginning/ending: 12.19 and 11.72 (near lots 21/22 and 26/27)...please make these distances clear as to which lot they belong to. Please use hashmarks.

Overall, I'd say please use hashmarks liberally when identifying the dimensions of lots and street centerlines, as the distances are really hard to know where they start and stop. For example, Fern Ct near lot 44 has no hashmarks visible, but I can clearly see they are needed to mark where the curve starts and stops, as street centerline is clearly a straight segment of 163.33, but I have no idea where that goes in relation to the centerline intersection.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

No Comments

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