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**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, January 14, 2025

**To:**

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

**Web Registered User:** Shawn Duke

Email: sduke@snyder-associates.com

**From:** Claire Byers, Senior Planner

**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**

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

**Jackson County Plat Approval**

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to [ASMTMAPPING@JACKSONGOV.ORG](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

**Analysis of Final Plat:**

<b>Planning Review</b>	Claire Byers (816) 969-1242	Senior Planner Claire.Byers@cityofls.net	Corrections
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1. Addresses need to be added to each lot and tract. Please use previously uploaded addressing plan.

2. Sidewalks do not appear to have been added. Please add to legend as well.
3. Either eliminate lot line between larger Tract D & Tract D between Lots 58 & 59, or establish Tract E.
4. Please add the below names to existing signature blocks:  
 William A. Baird, Mayor  
 Cynda A. Rader, Secretary  
 George M. Binger, III P.E., City Engineer  
 Trisha Fowler Arcuri, City Clerk  
 (Leave Planning Director name blank, interim position may be filled by time of Final Plat approval)

<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 minimum 40 foot wide sanitary sewer easement (i.e., exclusive to sanitary only) is required between lots 58 and 57. The following language provided by the City Law Dept. is as follows: "A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor." Correction required.

2. Tracts are shown, but no dedication language is provided. Corrections required.

3. Plat does not coordinate with the CIP project on Pryor Rd. Coordinate with Public Works on the Pryor Rd. CIP project and make appropriate corrections. Correction required.

4. Stream Buffer Easement Language was missing. Here is the approved language to place on the plat: "In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County."

5. Floodplain note shall be revised as appropriate for the new LOMR-F for this phase of the project. The language shown is for the 1st plat, and the particular LOMR-F case number does not apply in this instance. Correction required.

6. Tract D appears to have an extended detention basin, and therefore the detention basin language shall be shown on the dedication language. The approved language is as follows: "All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association, as appropriate} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code."

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. 26th terrace is listed as 50' ROW, but both ends show 60 ft. Please change
2. the ITB on Fern Cir has the wrong DIR, should be SW for the curve
3. Mark radius at corner of lot 78 and corner of lot 80
4. Please mark lot dimensions inside the lot they belong to: Lots 78 and 80 (currently in lot 79)
5. Please mark bearing on street ROW near coord 16 and 17 (dim 51.20 and 50.47)
6. Bearing missing on lot 58, Tract B, D, lot 59, and a small part of lot 60. Is it 02-45-31?
7. Please make sure all bearings and distances are clear; the flood overlay obscures some information.
8. Please mark distance on north line of tract C and the radius along the north line of tract D
9. There are TWO tracts named "D"