

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, March 06, 2026

To:

Property Owner: UNITY REALTY LLC

Email: swanson@unityonline.org

Web Registered User: Dustin Kurle

Email: dkurle@incitedesignstudio.com

Applicant: REORGANIZED SCHOOL DIST #7 Email:

Review Contact: DUSTIN KURLE

Email: DKURLE@INSITEDESIGNSTUDIO.COM

Engineer/Surveyor: KAW VALLEY
ENGINEERING INC

Email: dedrick@KVENG.COM

Review Contact: DAVID WOOD

Email: WOOD@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2026045

Application Type: Minor Plat

Application Name: L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS

Location: 911 NW COLBERN RD, LEES SUMMIT, MO 64086915 NW COLBERN RD,
LEES SUMMIT, MO 64086921 NW COLBERN RD, LEES SUMMIT, MO
64086861 NW COLBERN RD, LEES SUMMIT, MO 64086871 NW COLBERN
RD, LEES SUMMIT, MO 640861501 NW BLUE PKWY, LEES SUMMIT, MO
64086

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).

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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 prior to the signature process.

Review Status:

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. It appears as though the existing right-of-way is shown as a cross access easement. That should be corrected.
2. Remove the proposed Ward Road right-of-way.
3. The north easternmost triangular pieces will need to be denoted as a lot or a tract since it is completely separate from the proposed Lot 1. Tracts can only be created via final plat.
4. The "excepted parcel" is shown to be re-graded and landscaped in the PDP; therefore, that property should be platted as well. It can be its own lot.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Exclusive water line easement is not desired. Please specify a general utility easement where the water line easement is called-out.

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2. Drainage easements are called-out, but not desired by the City. It is anticipated any lines or engineered channels shall be privately maintained and owned.

3. Drainage easement is shown across the detention basin. Remove the easement designation, as the City shall not own or maintain the detention basin. This shall be owned and maintained by the owner of Lot 1 (i.e., Lee's Summit R7 School District).

4. Use the following approved language for the exclusive sanitary sewer easement: "Sanitary Sewer Easement:

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 as "Sanitary Sewer Easement" ("SS/E" or "S.S.E.") 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."

5. Stream buffer easement shall be shown on the plat. It shall also be defined by the following language: "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

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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.”

6. A general outline of the detention area is required. It should be labeled as "BMP Area". Detention basin language shall be included on the plat as follows: "All storm water conveyance, retention, or detention facilities shall be owned and maintained by the owner of Lot 1. These stormwater detention facilities shall be inspected by the owner 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.”

7. The remaining parcel to the east (i.e., the City-owned property to be converted into a park in the future) is being cut-off and landlocked from sanitary sewer. Typically, engineering plans are required for all public infrastructure prior to approving a plat, and it would appear additional discussions are warranted to determine how to proceed with providing sanitary sewer service to the future park. Please be aware the City does not consider the 36 inch interceptor line as an acceptable connection point for the sanitary sewer due to the size, and also its location on the opposite side of Cedar Creek.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. This isn't a correction as much as something to plan for: The ROW of Ward Rd is being vacated by separate doc. when that happens, it would make sense to continue the ROW already dedicated by the referenced docs 2022E0086757 and 6758, rather than have that bump out on Ward Rd ROW.