

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, November 06, 2023

To:

Property Owner: JEFFREY E SMITH INV CO LC Email:

Applicant: Brian Kimes Email: bkimes@jesholdings.com

Engineer/Surveyor: Matthew Kriete Email: mkriete@ess-inc.com

From: Dawn Bell, Planning Manager

Re:

Application Number: PL2023164

Application Type: Final Plat

Application Name: Wilshire Hills - 4th Plat

Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, November 14, 2023 or Tuesday, November 28, 2023. Revised documents shall be uploaded to the application through the online portal. These two date are our next two submittal deadline dates.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Dawn Bell (816) 969-1242	Planning Manager Dawn.Bell@cityofls.net	Corrections
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1. North Arrow. The plan shall be oriented so north is to the top or to the left side of the sheet.

10. Minimum 5' wide sidewalks should be shown on both sides of Wilshire Drive.

19. Tract 1 is not contiguous with the plat.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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2. Reviewing the most recent public street and stormwater plans, it does not appear Tract 1 lot lines were shown in relation to the detention basin. Therefore, setbacks from the 100 year clogged condition/zero available storage could not be verified. A minimum 20 foot setback is required between the 100 year clogged condition/zero available storage HGL to any property line.

3. Reviewing the most recent public street and stormwater plans, it appears (but could not be verified due to lack of labeling the tract line) the 100 year water surface elevation for the nominal and clogged condition is less than the minimum 20 foot setback. Please review and revise as appropriate.

4. Tract 1 Detention: The City has standard language to include on the plat regarding future maintenance, inspection, designation of responsibility, etc. to add to the plat. This 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, or owner, 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."

5. Sheet 1 of 2: Please remove the short 31.14 foot by 20 foot drainage easement. Any storm lines within this easement will be considered private.

6. The same comment applies to the 40.46 foot by 20 foot easement shown to the south of the aforementioned easement. This shall be considered a private storm line, so the City does not desire an easement to be dedicated.

7. The revised stormwater study and report did not identify downstream issues related to the installation of the detention basin per plan. With the location of the detention basin in the watershed very close to the floodplain, with two (2) large regional detention basins to the immediate south, there is a high probability that stormwater detention for this site may increase the peak flows rather than decrease peak flows within the receiving stream immediately downstream of the large box culvert. In any case, the stormwater study should be extended in scope and look at the downstream receiving system. If the study can show peak attenuation is not required, water quality will be the only item reequred for the project. Water quality may be constructed on-site using engineered-methods, or can be constructed within a tract. Please evaluate and resubmit the stormwater report, and revise the plat as appropriate.

8. A stream buffer easement is warranted along the existing stream exiting the large box culvert. The stream buffer should be shown on the plat with 100 feet of buffer shown on each side of the stream as measured from the stream bank. Please show the location of the stream buffer on the plat, along with dimension callouts.

9. Notation should be shown on the plat defining the stream buffer. The language is as follows: "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 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 or Cass, please select appropriate county] County."

10. The tract shown on the plat is within the stream buffer, which is not allowed. Please remove the tract from the stream buffer, as any grading or other improvements are prohibited within a stream buffer. Please see previous comments concerning the possibility of eliminating the detention basin if construction of the detention basin will increase peak flows at a point downstream of the project within the receiving stream.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections

1. Applicant indicated that sidewalks have been shown but that is not the case. Sidewalks should be shown along the entire length of Wilshire between Meadowview and Strother.

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. The dedication is still not titled for clarity. Please add "Dedication:"
2. please provide chord bearings on the ROW in traverse order. The tract is not closing due to reverse in CBs
3. There's only one owner on this parcel, Jeffrey E Smith. Please remove Wilshire properties
4. A plat can have lots and tracts, but they must all be connected. This has essentially 2 disconnected lots/tracts and dedicated ROW. A plat boundary line must be closed, and this is not.