



November 28, 2023

Mr. Gene Williams
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Comment Response Letter
Wilshire Hills 4th Plat
NE Wilshire Drive
Lee's Summit, MO 64064

Dear Mr. Williams:

Please find enclosed the civil related comment responses for Wilshire Hills 4th Plat Construction Document review submittal. Comments were received on November 6, 2023. Below are responses to site plan review comments received.

PUBLIC IMPROVMENTS PLAN REVIEW

Engineering Review

- 1. Please see comments related to the stormwater detention and stream buffer aspects of the project. Both of these issues have the potential to change the plans significantly.**

The comments have been addressed. See plat review comments.

- 2. Sediment Basin: Please be aware any skimmers shall include a site-specific design with sizing information shown on the plans. If you will be incorporating a sediment basin with skimmer into the design, please provide this information on the plans.**

Detail and calculations shown on C5.09.

FINAL PLAT REVIEW

Reviewer: Dawn Bell, Planning Manager

- 3. 1. North Arrow. The plan shall be oriented so north is to the top or to the left side of the sheet.**

Corrected.

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

A 5' sidewalk has been added along Lot 5, all other sidewalks will be provided when adjoining lots are platted.

- 5. 19. Tract 1 is not contiguous with the plat.**

This issue was discussed in previous meetings with the City via a phone call with Gene Williams on November 3rd, 2023 as well as an in person meeting on August 24th, 2023. Tract 1 was approved as a separate area connected to the conservation easement.

Reviewer: Gene Williams, Senior Staff Engineer

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.**
100 year clogged HGL and setback has been added and Tract 1 revised.
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.**
100 year clogged HGL and setback has been added and Tract 1 revised.
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."**
Note has been added to the plat under "Development Notes".
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.**
Easement has been removed.
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.**
Easement has been removed.
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 required 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.

Revised.

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.

The stream buffer is shown on the tract being platted. The remaining stream buffer will be dedicated when those areas are platted.

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.”"

Note has been added to the plat under “Development Notes”.

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.
The spillway of the basin is the only portion of the tract that is located within the stream buffer, as previously agreed upon with the City.

Traffic Review: Erin Ralovo

- 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.**
A 5' sidewalk has been added along Lot 5, all other sidewalks will be provided when adjoining lots are platted.

GIS Review: Kathy Kraemer, GIS Technician

- 1. The dedication is still not titled for clarity. Please add "Dedication:"**
Added.
- 2. Please provide chord bearings on the ROW in traverse order. The tract is not closing due to reverse in CBs**
Corrected.
- 3. There's only one owner on this parcel, Jeffrey E Smith. Please remove Wilshire properties**
There is a utility easement being dedicated along the south line of Lot 4A.
- 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.**
- 5. This issue was discussed in previous meetings with the City via a phone call with Gene Williams on November 3rd, 2023 as well as an in person meeting on August 24th, 2023. Tract 1 was approved as a separate area connected to the conservation easement.**

All other comments have been modified and noted the updated changes on the Stormwater Report. If you have and questions or comments, please contact me.

Sincerely,



Sarah Thompson