

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, July 12, 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: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023164

Application Type: Final Plat

Application Name: Wilshire Hills - 5th Plat

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

Tentative Schedule

Submit revised plans by 4pm on Wednesday, July 26, 2023. Revised documents shall be uploaded to the application through the online portal.

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 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.
2. The stamp states "Preliminary....or permit review purposes". This will need to be removed for the final version of the plat.
3. State Plane Coordinates are missing.
4. Should be labeled 'Final Plat' instead of 'Minor Plat'
5. The title block references 5th Plat, it should be 4th Plat
6. The lots are labeled 1, 2 and 5. 1 and 2 are duplicates of previous plats so the lots should be 5, 6 and 7.
7. In the dedication, above the easement dedication paragraph verbiage it references 4th plat, lots 5 and 7. It should be lots 5 through 7.
8. Change the Director of Development Services to Josh Johnson, AICP
9. The Line weight of the r/w dimension needs to change (it appears as it is a property line).
10. Minimum 5' wide sidewalks should be shown on both sides of Wilshire Drive.
11. Label the existing sidewalk on Meadowview Dr.
12. A minimum 5' sidewalk is required on Manhattan Dr.

13. A minimum 5' sidewalk is required along Strother Rd.
14. Include the NE quadrant prefixes on all streets.
15. Easements cannot be vacated on a plat. Please re-label 'to be vacated'. Easements can only be vacated under separate application.
16. The approval paragraph and City's signature block must be on both pages. Additionally, change the approval paragraph from that of a minor plat to that of a final plat.
17. List lot numbers in the plat title – Wilshire Hills 4th Plat, Lots 5-7
18. Addresses. Please label the addresses as follows:

(Currently labeled) Lot 2 - 3200 NE Manhattan Dr
(Currently labeled) Lot 1 - 3100 NE Wilshire Dr
(Currently labeled) Lot 5 - 3200 NE Wilshire Dr

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. All street frontage shall include a minimum 10 foot utility easement, including along Strother Road.
2. What is the drainage easement and the access easement within the interior of Lot 2? It is not included within the dedication lanaguage, and if it is intended for stormwater detention, the City shall have no interest in being the grantee of this easement. Please evaluate, and if an easement for stormwater, this should be within a Tract rather than an easement.
3. Further review of the plat shall be conducted when the infrastructure plans have been reviewed. No further review was conducted at this time.
4. The legend describes "VTP" (vacated this plat), but the City does not allow easements to be vacated by plat. Are there any easements on this plat that are proposed for vacation? If so, a formal vacation of easement process is required.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The title block states it is the 5th Plat, but in the city signature block and the dedication, it says it is the 4th plat.
2. The dedication is not titled for clarity. Please add "Dedication."
3. Are those lot numbers in the circles? Lots 1, 2, and 5? If so, they do not match the plat.

4. Plat lacks state plane coordinates.
5. Small correction: "Manhattan" is misspelled on the plat.
6. Please label street centerline dimensions, bearings, and curves
7. Drawing does not match legal. Please review and revise so they match.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
