



April 17, 2024

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

**RE:** Comment Response Letter  
Wilshire Hills Site Plan  
NE Wilshire Drive  
Lee's Summit, MO 64064

Dear Mr. Williams:

Please find enclosed the civil related comment responses for Wilshire Hills Phase III Construction Document review submittal. Comments were received on March 5, 2024. Below are responses to site plan review comments received.

**Planning Review – Hector Soto Jr.**

1. **PLATTING.** No building permit shall be issued until such time as the subject property is platted. This previously made comment has been acknowledged by the applicant and is being kept for informational purposes.
  - a. *Understood.*
2. **RETAINING WALLS.** The plans show a proposed retaining wall that crosses a proposed general utility easement along the south property line. The City's encroachment policy does not allow retaining walls to cross or encroach into a public easement. The plans also show an existing retaining wall that crosses a proposed general utility easement along the north property line. The response from the previously made comment above states that the U/Es along the north and south property lines have been removed. However, the revised plans continue to show 7.5' U/Es in both locations.
  - a. *7.5-foot utility easements have been removed along north and south property lines.*
3. **PHOTOMETRIC PLAN.** No photometric plan is provided for review. Submit a photometric plan in accordance with UDO Section 8.230. All proposed exterior lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270 and 8.280. Provide cut sheets for all exterior light fixtures for review to confirm compliance with the lighting requirements previously cited. The response to the previously made comment above is to see the architectural plan submittal. No architectural plans have been submitted to date for this project.
  - a. *Architectural plans for Wilshire Hills Phase III have been resubmitted to the city on March 6, 2024.*
4. **ARCHITECTURE.** Color building elevations are required to be submitted as part of the final development plan application for review. No building elevations were provided as part of the original application submittal or the plan re-submittal.
  - a. *Architectural plans for Wilshire Hills Phase III have been resubmitted to the city on March 6, 2024.*
  - b. *The building's finish floor elevation is 937.0.*
5. **TRASH ENCLOSURE.** Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The response to the previously made

comment above is to see the architectural plan submittal. No architectural plans have been submitted to date for this project.

- a. *Architectural plans for Wilshire Hills Phase III have been resubmitted to the city on March 6, 2024.*

**Engineering Review – Gene Williams P.E.**

1. Standard detail for a 3-inch meter vault was missing from the plans (i.e., WAT-13). A standard detail was included for water meters 2 inch and smaller, but you have called-out a 3-inch meter. Please include the standard detail for the 3-inch meter (WAT-13) and revise the notes as appropriate.
  - a. *Revised detail for this meter has been adjusted and shown on page C13.02.*
2. Tapping sleeves are called-out for both the fire line and the domestic service line. This is not allowed. A cut-in tee is required. Please revise.
  - a. *Cut-in tee's have been shown on plan.*
3. In accordance with the Design and Construction Manual, 3-inch service lines are not allowed. Please revise. A 4-inch service line is allowed. It may be DIP or PVC.
  - a. *Pipe has been revised to a 4-inch DIP.*
4. The response to comments states the irrigation meter has been moved to the inside of the building. This is not allowed in Lee's Summit. Water meters shall be installed outside the building. Please revise.
  - a. *The irrigation meter has been moved outside of the building.*

**Traffic Review – Erin Ralovo**

No additional comments

**Fire Review – Jim Eden**

No additional comments.

**Building Codes Review – Joe Frogge**

1. Specify sizes of water meters. If larger than 2" provide complete custom pit construction details. (we only provide pits for 2" and smaller) 3/4/2024 - Provide complete construction detail for meter pit. Detail shown is for maximum 2" meter. Also, the piping from main to meter and an additional 10' towards building is required to be copper.
  - a. *Revised detail is shown on page C13.02.*
  - b. *Existing water meter detail WAT-12 detail on page C13.01 provides the exterior irrigation meter detail.*

If you have and questions or comments, please contact me.

Sincerely,



Sarah Thompson