



May 1, 2024

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

**RE:** Comment Response Letter  
Wilshire Hills Final Development 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 April 26, 2024. Below are responses to site plan review comments received.

**Planning Review – Hector Soto Jr.**

**Corrections**

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. *Comment kept for informational purposes.*
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 on pages C2.01, C3.01, C8.01 and C8.03.*
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 have been uploaded as of 4/30/2024. Please see for photometric plan.*
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 have been uploaded as of 4/30/2024.*
  - 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 have been uploaded as of 4/30/2024. Please see submittal for trash enclosure details.*
6. **SCALE.** The listed scale for Sheets L1.02 and L1.03 is incorrect. The sheets are actually drawn to 10' scale, not the listed 20' scale. Revise.
  - a. *Scale has been revised on both sheets.*

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

**Approved with Conditions**

1. An Engineer's Estimate of Probable Construction Costs is required to determine the fees. Please provide an itemized and sealed estimate for all sitework (i.e., not the building or lighting).
  - a. *OPC has been provided with this submittal.*

**Traffic Review – Erin Ralovo**

Not Required

**Fire Review – Jim Eden**

Approved with Conditions

**Building Codes Review – Joe Frogge**

No Comments

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

Sincerely,



Sarah Thompson