
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Friday, May 24, 2024

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: Daniel Fernandez, Project 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, January 02, 2024. 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.

Analysis of Final Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Sheet 2 of 3: Lower left hand corner describes a waterline easement to be dedicated by this plat. This area is outside the platted area, and cannot be dedicated by this plat (see comment below for further details). This should be revised to show the location of the new easement dedicated by separate document. Please review the easement dedicated by separate document, and ensure it will encompass the area shown on the water line plans and the new water line. It appears the recorded easement uploaded a few days ago may not contain the new water line and the new connection. Finally, if the recently-recorded easement uploaded a few days ago is sufficient for the off-site water line and fully-contains the water line, include language on the plat stating "utility easement dedicated by document number xxx" or equivalent language.

2. All Sheets: There are numerous references to utility easements being "dedicated by this plat", but they are located outside the platted area (i.e., outside of Lots 5, 6, or Tract A). Therefore, there are no dedicated easements in the areas denoted on the areas outside of Lot 5, 6 or Tract A because it is not possible to dedicate easements on unplatted areas unless they are by separate document. This would include: 1) the 20 foot utility easement along NE Manhattan Dr. immediately east of the detention basin, 2) the 20 foot waterline easement shown on Sheet 2 of 3 in the lower left hand corner, 3) the 10 foot utility easement along Strother Rd. which is in unplatted ground, 4) the 15 foot utility easement along the unplatted portion of Wilshire Dr., 5) the 10 foot utility easement along Manhattan Dr. also located within areas outside the limits of this plat and 6) the area shown on Detail B which is also outside the limits of this plat. If required, these easements shall be dedicated by separate document.

3. It appears an existing easement on the west side of Lot 5 is missing. We are showing the existence of a 20 foot wide waterline easement document number 198110450725 in Book 1 1066 Page 1736. This information on document number and book and page number is contained on the Final Development Plan for Wilshire Hills III along the west side of the lot. Please review and revise as appropriate.

4. The covenant presented in the submittal shows Kansas City, Missouri as one of the parties of the agreement. On another sheet, it is listed as Columbia Missouri as the grantee. Please change to City of Lee's Summit, Missouri. In another instance, grantor name is Wilshire Hills, L.P., while the actual document lists Jeffrey E. Smith Investment Co., LLC as the grantor. Please clarify.
5. The covenant discussed above references Lots 3, 4a, and future platted lots within area shown by Exhibit B. I could not find these lots on Exhibit B. Again, please go through this document and ensure there are no errors.
6. Please be aware a separately-recorded easement appears warranted for the new water main along Wilshire Dr. You cannot dedicate easements across unplatted ground unless it is dedicated by separate document. Please review the plans for the water main, and provide a general utility easement dedicated to the City of Lee's Summit. Please submit a courtesy review copy of this easement prior to execution and recording.
7. Please be aware a separately-recorded easement appears warranted for the new sanitary sewer along Wilshire Dr. from the southwest corner of Lot 6 to a point 10 feet beyond the dead end manhole. You cannot dedicate easements across unplatted ground unless it is dedicated by separate document. Please review the plans for the sanitary sewer main, and provide a general utility easement dedicated to the City of Lee's Summit. Please submit a courtesy review copy of this easement prior to execution and recording.
8. Private easements appear to be dedicated on unplatted portions of the plat. Please see above comments related to dedicating easements on areas outside the plat boundary. Any easements, including public and private easements, should be dedicated by separate document if outside the limits of this plat.
9. It is recommended that the location of public water, sanitary sewer, and storm lines be shown on the next submittal of the Plat to ensure the easements are sufficient to fully-contain the public utility lines. After review, these lines should be removed from the review copy. For areas outside the limits of the Plat, proposed easements should be noted by the statement "to be dedicated by separate document".

Planning Review

Hector Soto Jr.

Senior Planner

Corrections

(816) 969-1238

Hector.Soto@cityofls.net

1. SIDEWALKS.

- Minimum 5' wide sidewalks shall be shown on both sides of NE Wilshire Drive. NE Wilshire Drive is part of the plat, so the sidewalks must be shown for the entirety of the plat boundary.
- The existing 5' sidewalk along the NE Meadowview Dr frontage of Lot 6 shall be shown and labeled. Additionally, the sidewalk along the east side of NE Wilshire Dr shall be shown to extend and connect to the existing sidewalk at the NW corner of the proposed Lot 6.

2. CITY SIGNATURE BLOCK. Signature lines for the City shall be included on each page - page 2 does not have a signature block.