



June 4, 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 Plat
NE Wilshire Drive
Lee's Summit, MO 64064

Dear Mr. Williams:

Please find enclosed the civil related comment responses for Wilshire Hills Final Plat review submittal. Comments letter dated May 24, 2024. Below are responses to site plan review comments received.

Engineering Review – Gene Williams

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.*
 - a. **An exhibit has been provided to clearly show easement coverage.**
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.*
 - a. **Separate easements documents for easements outside of the lots or tract being platted have been provided.**
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.*
 - a. **An additional label has been added to clarify the location of the existing easement.**

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.*
 - a. **Covenant has been corrected.**
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.*
 - a. **The covenant has been revised to now only reference the lots and tract included with the plat.**
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.*
 - a. **Separate easement documents have been provided for review.**
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.*
 - a. **Separate easement documents and an exhibit to clearly show easement coverage has been provided.**
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.*
 - a. **Separate easement documents have been provided.**
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".*
 - a. **An exhibit has been provided to clearly show easement coverage.**

Planning Review – Hector Soto Jr.

Corrections

It appears these comments may have been carried over from previous submittals. I believe these comments have been addressed.

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.

- a. **The sidewalks are shown on the plat additional labels have been added for clarity.**
2. *CITY SIGNATURE BLOCK. Signature lines for the City shall be included on each page - page 2 does not have a signature block.*
 - a. **The City signature block was provided on all sheets.**

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Frederick Carroz III', with a stylized flourish at the end.

Frederick Carroz III, PLS