

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Tuesday, October 22, 2024

**To:**

**Property Owner:** JEFFREY E SMITH INV CO LC      Email:

**Engineer/Surveyor:** Sarah Thompson      Email: sthompson@ess-inc.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2023163

**Application Type:** Commercial Final Development Plan

**Application Name:** Wilshire Hills Phase III

**Location:** 3200 NE WILSHIRE DR, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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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 multipage 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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**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.

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**Review Status:**

**Required Corrections:**

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Need to know context of this detail. Is this a public crosswalk detail? Where is it located on the plan view(s)? Is it a private detail within the parking lot? Need answered before corrections can be recommended.
2. If this is a public crosswalk across the commercial entrances, it does not meet the standards for a City detail for a crosswalk. Striping is not allowed unless approved by the City Traffic Engineer. Finally, crosswalk slope shall be designed with no more than 1.50% cross-slope, with an allowance up to 2.00% for the as-built condition. Corrections required.
3. If this is a private detail, all other conditions in the 2nd comment above stand, except for the striping. Corrections required.
4. In either case, the location of this detail shall be shown on the plan view(s), along with sufficient notation on the plan view referencing this detail. Correction required.