
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, May 07, 2019

To:

Property Owner: M-III LONGVIEW LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: NLVC LLC

Email: RUSSELL@NAI-HEARTLAND.COM

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019152

Application Type: Final Plat

Application Name: PERGOLA PARK, 4TH PLAT

Location: 3200 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, May 20, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: June 13, 2019 at 05:00 PM

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 be 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.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections

1. The ROW width SW Pergola Park Drive shall be increased to 48 feet to match the previously platted ROW for this street.

Additional discussion needed for ROW width for SW Redbuck Cir.

2. See comment from GIS reviewers regarding the missing plat coordinates.

3. Please submit completed single-family compatibility form, this form can be found online as part of the final plat application.

4. The ownership affidavit is missing from the submittal, please provide this document.

5. Revise the Mayor's signature block to: William A. Baird, Mayor

6. A final plat shall be approved and recorded prior to any building permits being issued.

No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.280 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing on the property owners' association required

by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions, and Restrictions shall be recorded prior to the recording of the final plat.

7. Notes/data tables were provided on all the former Pergola and Madison Park Plats that addressed the following (please reference previous plats):

Sight Distance Note

Bldg. Line/ Encroachment summary table

Bldg. Type Matrix

Street width note.

8. For reference label the ROW width for SW Redbuck Circle, SW Mary St., SW Arena, and SW Grandstand Circle as shown "off the plat".

9. Include a note for "Limited Access", no driveways will be allowed to access SW Redbuck Circle.

10. Revise the front front build line to a 20 foot build line. All other plats associated with this plat reference a 20 foot build line, as does the approved preliminary development plan.

11. Provide a note that all sidewalks adjacent to a tract shall be built by the developer during such time the streets are built, etc.

12. Label the dimension of the U/E within the tracts/alleys.

13. Should the 10' UE extend through Lot 113? Label the U/E dimension as shown on Lot 113.

Lots 104 and 105 show a 16' U/E on the rear of the lots, however no other lots within this block call this out?

14. Label the side yard B/L for Lot 98.

15. Revise the build line for Lot 113 to reflect a 20 foot build line.

16. Make a note in the Legend, calling out the sidewalk as 5' in width.

17. The U/E label on Tract O is hidden behind the dimension label.

Label the U/E on Tract P.

18. Revise plat title to reflect Lots 81-118.

Revise the word Replat in the Plat title.

19. In the dedication paragraph section, the 5th paragraph should be removed. This language is already listed in the easement dedication paragraph.

20. Addressing will be forthcoming.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Extend the U/E through Lot 113 along SW Pergola Park Drive.
2. Verify that all easements on the plat match the easements and utility locations shown in the construction plans. Revise as needed.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Review sight distance triangles for Pergola Park Dr. and Redbuck in consideration of horizontal curves that are less than design criteria (25 mph) and propose necessary easements to ensure no encroachments obstruct sight distance for roadway safety. Example, portions on Tract N, Lots 113/114, etc. may be limited by easement or setback build lines.
2. No Parking will be necessary along some portions of these roads and addressed at engineering plans (as well as by staff initiated ordinances for No Parking).

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please list ownership on plat.
2. Please list distances for all street centerline segments, as it isn't clear where the centerline should be drawn. For example: Redbuck Circle on the western part of the plat, the northeastern part of Redbuck Circle, and the eastern part of Pergola Park Drive (the plat edge distance is 48 feet, and yet to the west part of Pergola Park it states 46 feet ROW).
3. Plat is missing plat coordinates.