

December 14, 2021

City of Lee's Summit
Attn: Scott Ready
220 SE Green Street
Lee's Summit, MO 64063

**RE: NLV PERGOLA PARK LLC, 3221 SW PERGOLA PARK DR
PL2021451 FINAL PLAT
RESPONSE TO COMMENTS DATED DECEMBER 8, 2021**

Thank you for your review of the above referenced plat. This purpose of this letter is to respond to staff comments below:

Tentative Schedule

Submit revised plans by 4pm on Friday, December 17, 2021. Revised documents shall be uploaded to the application through the online portal.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

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).

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.

Response: Noted.

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 website at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat

Planning Review

1. Revise plat title to include Tract S.

Response: Revised.

2. Revise the dedications to reflect the correct plat title. The plat dedication and the city dedication areas.

Response: Revised.

3. Correct the spelling for SIDE in the encroachment section.

Response: Corrected.

4. Label the 5' sidewalk on the plat besides referencing it in the legend.

Response: Additional labels for the sidewalk have been added.

5. Revise the drainage note to reflect correct plat title.

Response: Revised.

6. Provide a copy of the CCR's.

Response: Provided by Developer.

7. Addresses will be forthcoming.

Response: Noted.

8. I need to discuss with Fire Dept. regarding the street name changes between Mary and Lumberman's Row.

Response: Noted

Engineering Review

1. Please revise "Tracts Q-R" to "Tracts Q-S" in the plat title.

Response: Revised.

2. Please revise the plat referenced in the Drainage Note.

Response: Revised.

3. Sidewalks that are required to be constructed as part of this plat, and by ordinance are the developer's responsibility, shall either be installed with the construction of the public street infrastructure or have a cash escrow deposited, by the developer, with the City, due to future developable adjacent property.

Response: Noted.

Traffic Review

1. Additional callouts should be added to clearly delineate the proposed sidewalk.

Response: Additional labels for the sidewalk have been added.

GIS Review

1. Please change the dedication to "Pergola Park 5th Plat"

Response: Revised.

2. Please provide an ITB for centerline on one end of tract 11-5 (alley). Also, as a clarification: does the total arc length of 508.57 include the 25' to SW Pergola Pk Dr?

Response: ITB added and crow's feet and extra dimensions for the centerline have been added to clarify.

If you have further comments / questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, PA



David A. Rinne, PS

President

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/mr

Enclosures