

December 17, 2021

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

**RE: PERGOLA PARK 6<sup>TH</sup> PLAT AND LUMBERMAN'S ROW AT NEW LONGVIEW  
3221 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081  
PL2021436  
RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN**

Dear Scott:

Thank you for your review of the above-referenced project and comments dated December 6, 2021 to which we have the following responses:

Electronic Plans for Resubmittal – Understood.  
Excise Tax – Understood  
Planning Commission and City Council Presentations – Understood.  
Notification Requirements – Understood

Analysis of Residential Preliminary Development Plan:

Planning Review:

1. Separate final plats shall be required.

**Response: Understood**

2. Within the 6<sup>th</sup> Plat the alley is called out as ROW, please clarify.

**Response: Corrected to say alley.**

3. Will there be proposed landscaping/art within the median contained within Lumberman's Row?  
If so, a license agreement will be needed.

**Response: Understood**

4. What is proposed on Tract N?

**Response: Tract N is a part of the 4<sup>th</sup> plat. I will be the location of a community garden.**

5. Where is the location of the Rose Walk Arbor?

**Response: The Rose walk is labeled on Tracts Q, R, T, U.**

6. It's noted parking will be removed that is associated with the mansion. Are there plans for additional parking to meet the needs of the mansion?

**Response: Yes. A parking lot is being designed on the west side of the mansion to replace the current temporary lot. A smaller employee lot is anticipated to remain on the east side of the mansion.**

7. Why are the tracts labeled as double letters within the Lumberman's Row phase?

**Response: Changed to single letters.**

8. Staff needs to evaluate the landscaping. The minimum are not met for number, sizes, and heights. However, need to clarify if this is a UDO requirement since it's residential development.

**Response: The submitted Design Guidelines breakdown proposed landscape standards for both developments.**

#### Engineering Review:

1. Pergola Park 6<sup>th</sup> Plat Lots 134-142 and Lumberman's Row Lots 1-2 & 17-18 will require a sidewalk note. This may be done by placing a symbol on the lot and then having the note with the symbol on the sheet. Please include the following as the sidewalk note: "Sidewalk is required as shown on the adjacent plat and shall be the responsibility of each individual lot. Cash escrow deposits were the responsibility of the developer of the adjacent plat."

**Response: Note added to plans.**

2. The 20' U/E along the Lot 1/Lot 2 lot line will be recorded as a part of the adjacent Pergola Park 5<sup>th</sup> Plat development. Please include the recording information in the label.

**Response: Label has been added.**

3. the 20' U/Es shown between Lots 1 & 2 and Lots 3 & 4 are shown as 15' widths. Please revise as needed to show the actual width of easement correctly.

**Response: Easement has been corrected to label and show the proper width.**

4. Please revise the line weight of the water line along Lots 1 & 2 to reflect that it is a part of Pergola Park 5<sup>th</sup> Plat.

**Response: Corrected**

#### Traffic Review

1. A license agreement will be necessary, stating the maintenance for all of the islands within the R/W are the responsibility of the HOA.

**Response: Understood**

#### Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

**Response: Understood**

2. Show turning movements of a 44' fire apparatus with a 21' wheel base from southbound Pergola Park Drive to Lumberman's Row.

**Response: Will be submitted following this resubmission.**

If you have any further comments please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

Daniel G. Foster, PLA  
Principal / Landscape Architect  
Direct Dial 913-322-7142  
[DF@schlagelassociates.com](mailto:DF@schlagelassociates.com)

/mdr  
Enclosures